

# \$1,400,000 - 221, 101 Montane Road, Canmore

MLS® #A2227834

**\$1,400,000**

3 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

An exceptional opportunity to own one of the few 3-bedroom, 2-bathroom condos in the highly sought-after Lodges at Canmore. Approved for short-term rentals, this mountain-modern retreat is the perfect investment property with strong revenue potential—three-bedroom units are extremely rare in the local rental market and consistently generate substantial income. Bright and spacious with a south-facing orientation, the unit offers a stylish and comfortable interior ideal for both guests and personal use. Enjoy an open-concept layout designed for entertaining or relaxing after a day of mountain adventures. The Lodges at Canmore offers fantastic amenities including a year-round heated outdoor pool, three hot tubs, and a fully equipped fitness centre—all just steps from your door. Centrally located, you're within walking distance to downtown Canmore, scenic trails, and the Bow River pathway system. Whether you're seeking a high-performing income property or a versatile mountain getaway. The list price is subject to GST

Built in 2009

## Essential Information

MLS® #	A2227834
Price	\$1,400,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	221, 101 Montane Road
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0G2

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Playground, Outdoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction            Wood Frame, Wood Siding

**Additional Information**

Date Listed            June 4th, 2025  
Days on Market        10  
Zoning                 Other

**Listing Details**

Listing Office           RE/MAX Alpine Realty

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