# \$838,950 - 326, 109 Montane Road, Canmore

MLS® #A2233342

### \$838,950

2 Bedroom, 2.00 Bathroom, 673 sqft Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

TOP FLOOR | \$85K COMBINED RENTAL INCOME | Zoned for Nightly Rentals This fully furnished 2-bed, 2-bath condo in The Lodges at Canmore offers exceptional short-term rental potential, generating \$85,000 last year through Airbnb, personal, and corporate rentals. Located on the top floor, this two-level unit features an open-concept layout, gas fireplace, large windows, and a private deck with stunning Lady MacDonald views. Upstairs, enjoy a private primary suite with ensuite.

Amenities include a year-round heated pool, 3 hot tubs, fitness center, heated underground parking, and secure elevator access. Just a short walk to downtown, this property is ideal as a personal getaway or high-performing rental investment. Whether you're seeking a full-time residence, weekend retreat, or income property, this unit ticks all the boxes. All furniture is included in the sale.

Built in 2006

#### **Essential Information**

MLS® # A2233342

Price \$838,950 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 673

Acres 0.00







Year Built 2006

Type Residential

Sub-Type Apartment

Style Multi Level Unit

Status Active

## **Community Information**

Address 326, 109 Montane Road

Subdivision Bow Valley Trail

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 3J2

### **Amenities**

Amenities Elevator(s), Fitness Center, Outdoor Pool, Playground, Secured Parking,

Spa/Hot Tub, Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Underground

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Storage

Appliances Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator,

Window Coverings, Washer/Dryer Stacked

Heating Baseboard, Fireplace(s), In Floor

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 3

#### **Exterior**

Exterior Features Balcony, Lighting

Construction Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 11th, 2025

Days on Market 96

Zoning BVT

# **Listing Details**

Listing Office Confident Realty Inc

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