

# \$899,000 - 326, 109 Montane Road, Canmore

MLS® #A2233342

**\$899,000**

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**

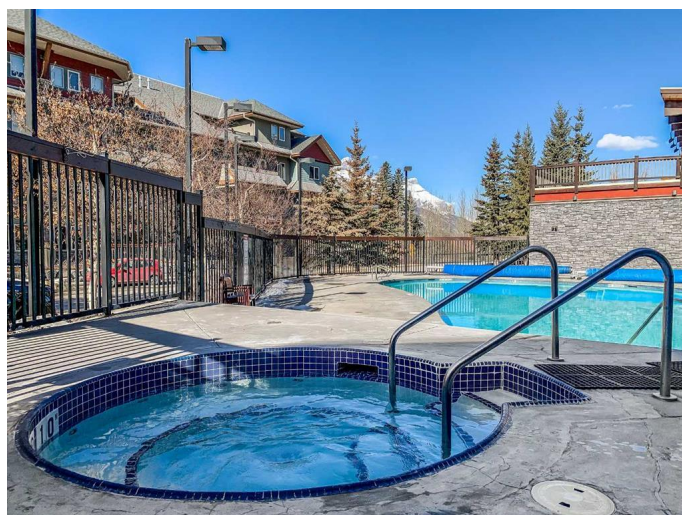
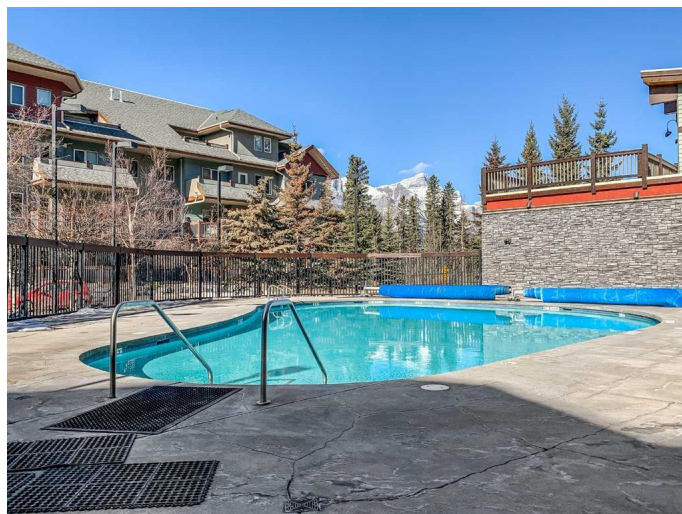
This fully furnished 2-bed, 2-bath condo in The Lodges at Canmore offers exceptional short-term rental potential, generating \$85,000 last year through Airbnb, personal, and corporate rentals. Located on the top floor, this two-level unit features an open-concept layout, gas fireplace, large windows, 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. List price is subject to GST.

Built in 2006

## Essential Information

MLS® #	A2233342
Price	\$899,000
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, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, In Floor, Fireplace(s)
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
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Days on Market	8
Zoning	BVT

**Listing Details**

Listing Office	Confident Realty Inc
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