

**415, 901 Mountain Street**  
**Canmore, Alberta**

**MLS # A2309217**



**\$2,699,900**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	2,251 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 2,419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	Visitor Accommodation
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** turnkey - all furniture, media, electronics, artwork included

An exceptional lifestyle opportunity awaits, where luxury living meets outstanding income performance. This top-floor penthouse corner suite has generated over \$300,000 in annual revenue, making it a rare and highly lucrative asset in one of Alberta's most sought-after mountain destinations. Spanning 2,251 square feet, this spacious four-bedroom layout is purpose-built to accommodate large groups—an essential driver of its strong and consistent rental performance. The open-concept design seamlessly connects the living, dining, and kitchen areas, creating an inviting space ideal for entertaining. A striking three-sided fireplace anchors the living room, adding both warmth and a touch of upscale charm that guests consistently seek out. What truly sets this property apart is its premium experience offering. Guests can unwind in the private rooftop hot tub while taking in breathtaking panoramic mountain views, or relax on either of the two additional private balconies. Turnkey!