

**321, 107 Montane Road**  
**Canmore, Alberta**

**MLS # A2317872**



**\$1,191,750**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bow Valley Trail                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Penthouse                |               |                   |
| <b>Size:</b>     | 944 sq.ft.                         | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Unassigned                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Baseboard, Fireplace(s), Natural Gas  | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 806       |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Mixed, Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | Tourist Home |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting |                   |              |

**Inclusions:** NA

Turn-key southwest-facing penthouse in The Lodges of Canmore offering spectacular mountain views and exceptional investment potential. This immaculate fully furnished 2-bedroom, 2-bathroom unit has been tastefully renovated with stainless steel appliances and is completely move-in ready. Featuring Mirage engineered flooring, a brand new A/C unit, vaulted ceilings, and an abundance of natural light, this penthouse combines modern comfort with mountain charm in one of Canmore's most desirable resort-style properties. The modern kitchen offers stainless steel appliances and functional open-concept living, flowing seamlessly into the spacious living room with soaring high ceilings and direct access to a private balcony showcasing unobstructed southwest mountain views. The main floor also features a spacious second bedroom and a beautifully appointed 4-piece bathroom, ideal for guests or family. Upstairs, the private primary retreat offers added privacy along with a 3-piece bath, creating the perfect space to relax after a day in the mountains. Located in the well-maintained Lodges of Canmore, owners and guests enjoy exceptional amenities including 24/7 front desk service, underground parking and storage, a large indoor fitness facility, outdoor pool, and three hot tubs. Perfectly situated just minutes from downtown Canmore, this property is steps from the town's extensive trail system and within walking distance to restaurants, cafes, shopping, and everything Canmore has to offer. Don't miss this home-run investment opportunity in the heart of the Rockies.