

115, 1206 Bow Valley Trail
Canmore, Alberta

MLS # A2210208



\$749,900

Division:	Bow Valley Trail		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	654 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Lawn, See Remarks		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Mixed, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 401
LLD:	-
Zoning:	Visitor Accommodation 20V
Utilities:	-

Inclusions: Some furnishings included

A prime offering in Canmore's short-term rental market, this charming 2-bedroom, 1-bathroom visitor accommodation unit offers a modern, pet-friendly living space. With updated lighting, flooring, paint, quartz counters, kitchen cabinetry, and two patios with walkout access to green space, it's the perfect spot to unwind and soak in the iconic mountain views after a day of adventure. Ideally situated just steps from grocery stores, coffee shops, restaurants, and gear rentals, everything you or your guests need is right at your doorstep. Whether you're starting or expanding your short-term rental portfolio, or seeking a personal mountain getaway with income potential, this property is a great blend of lifestyle and investment in one of Canmore's most well-funded complexes. Household essentials and select furnishings are included, making it easy to start generating revenue immediately. See Brochure for more information on the short-term rental revenue proforma.