

**201, 825 8th Street  
Canmore, Alberta**

**MLS # A2296976**



**\$3,199,000**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,268 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 750
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	R1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Investor alert! 825 8th delivers elevated mountain living with a modern edge—and exceptional short-term rental potential. This boutique three-storey building offers an unbeatable location paired with high-end finishes throughout. This 4-bed, 4-bath property spans 2,268 sq ft, thoughtfully designed to capture panoramic mountain views while maximizing revenue from lucrative nightly rentals (projections exceeding \$300K). Built by a respected local developer, it features exposed timber beams, custom millwork, white oak floors, and A/C. The sleek kitchen anchors the space, while oversized patio doors open to a show-stopping 36-ft-wide deck (10+ ft deep)—engineered for a hot tub and perfectly positioned to take in sweeping views down the valley. Take it one step further and escape to the rooftop deck with 360° mountain views—from sunrise to sunset. Whether a private alpine retreat or a high-performing income property, this one delivers on every level. Detailed revenue projections available. One unit remains—secure your piece of luxury with built-in return. Please note GST is applicable, talk to your tax professional about deferring.