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GRASSROOTS
REALTY GROUP

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217, 1730 Bow Valley Trail
Canmore, Alberta

MLS # A2346662



$1,732,500

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,086 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	3
Garage:	Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 1,053
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	tourist
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan, See Remarks		

Inclusions: All furnished, housewares, art decor etc.

Opportunity knocks — and 4-bedroom short-term rentals in Canmore don’t come along often. This one is a bit of a unicorn,*comfortably sleeping up to 10 guests with 3 proper queen bedrooms, a dedicated kids’ bunk room and a queen pullout sofa, plus 3 full bathrooms. The open great room with gas fireplace gives everyone space to gather, while the extra-long balcony delivers the outdoor living and mountain views people come to Canmore for, with greenery creating a natural buffer from the road. It’s truly turnkey, with furniture, accessories and linens included, plus underground parking and storage. Owners and guests also enjoy a hot tub, pool and gym. And here’s the best part: you’re not guessing at the revenue potential. The numbers are already impressive, with the property currently on track to **gross approximately $250,000/year.** **Offered at $1.65M + GST — ask your accountant about options to defer the GST.** Use it, rent it, or do both. A rare Canmore opportunity with the space, amenities and proven revenue to back it up.

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