587-899-3773
justin@realtyaces.ca

319, 1736 Bow Valley
Canmore, Alberta

MLS # A2347209



$1,890,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,248 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	3
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 1,034
Basement:	-	**LLD:**	-
Exterior:	Other	**Zoning:**	Visitor Accom
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: na

Experience contemporary mountain living inspired by timeless Scandinavian design in this exceptional 3-bedroom, 3-bathroom corner residence. Offering 1,248 sq. ft. of thoughtfully designed interior living space, this beautifully appointed mountain retreat combines clean architectural lines, premium finishes and a bright, open-concept layout designed for both comfort and functionality. One of the standout features of this residence is its incredible connection to the surrounding landscape. As a corner unit, expansive windows welcome an abundance of natural light while showcasing breathtaking, unobstructed mountain views. Step outside to three private decks offering an impressive 475 sq. ft. of additional outdoor living space, creating multiple places to enjoy morning coffee, dine outdoors, entertain guests or unwind after a day in the mountains while taking in the spectacular alpine surroundings. Adding exceptional flexibility, the residence includes a private 1-bedroom lock-off suite, allowing owners to maximize personal use while creating additional short-term rental opportunities. Residents and guests enjoy an outstanding collection of resort-style amenities including a heated outdoor pool, hot tub, traditional barrel saunas, outdoor fire pits, fully equipped fitness centre and owner's lounge. Additional conveniences include heated underground parking and secure bike and ski storage. Whether enjoyed as a personal mountain retreat, an income-producing property, or a combination of both, this exceptional corner residence brings together unobstructed views, expansive indoor-outdoor living and resort-inspired amenities in one of Canmore's most desirable short-term rental developments. * Please note photos are from a different unit type.

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