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# 407, 1736 Bow Valley
# Canmore, Alberta

## MLS # A2347214



# $1,890,000

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|---|---|---|---|
| **Division:** | Bow Valley Trail | | |
| **Type:** | Residential/Low Rise (2-4 stories) | | |
| **Style:** | Apartment-Multi Level Unit | | |
| **Size:** | 1,081 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:** | $ 1,081 |
| **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 lock-off loft end unit. Offering 1,081 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. As an end unit, expansive windows welcome an abundance of natural light while showcasing breathtaking, unobstructed mountain views. Multiple private outdoor spaces extend the living experience beyond the interior, providing the perfect setting to enjoy morning coffee, dine outdoors, entertain guests or simply unwind while taking in the spectacular alpine surroundings. The thoughtfully designed lock-off configuration provides exceptional flexibility, allowing a portion of the residence to function independently—ideal for maximizing 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 end-unit loft brings together breathtaking views, flexible living and resort-inspired amenities in one of Canmore's most desirable short-term rental developments.* Please Note pictures are from a different unit type.

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