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GRASSROOTS REALTY GROUP

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207, 743 Railway Avenue Canmore, Alberta

MLS # A2354655

$1,599,150

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,250 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	3	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 1,501
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	GC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage		

Inclusions: All Window Coverings, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, All Furnishing and Linens, All Kitchen wear and appliances, all Electronic devices

Upgrade your portfolio with a top-tier short-term rental in the Bow Valley corridor! Boasting an unbeatable downtown Canmore location, this spacious 3-bedroom, 2-bathroom unit features stylish finishings throughout and is custom-tailored for maximum visitor engagement and high occupancy rates. Guests will love stepping out their door onto scenic town trails, boutique shopping, and local eateries. This unit is truly turnkey, with all furnishings being purchased within the past 36 months allowing for an effortless transition to immediate tenant occupancy. Whether you are looking to expand an existing rental strategy or acquire your first revenue-producing mountain asset, this exceptional listing delivers on both location and earning potential. This is the biggest unit at Boardwalk and no other unit is comparable. Don't miss your chance to secure a top-performing real estate asset in one of North America’s most sought-after alpine destinations! Purchase price includes GST, which may be deferrable/reimbursable for GST-registered short-term rental operators.

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