

\$1,038,450 - 107, 107 Montane Road Sw, Canmore

MLS® #A2239506

\$1,038,450

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

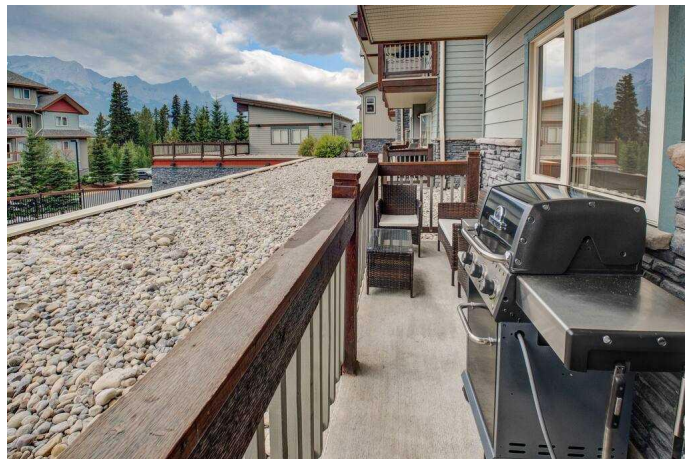
This renovated/furnished 2-bedroom, 2-bath condo was expertly designed for both personal enjoyment and premium short-term rental income. It boasts a spacious layout highlighted by a cozy fireplace, expansive windows, and a private sun-drenched deck. The master suite is tucked away providing a serene private escape and includes a 3-piece ensuite. Professionally managed as a vacation rental with a strong booking history, this residence also offers the flexibility to self-manage or use as your own exclusive getaway.

Residents and guests enjoy exceptional amenities: a year-round heated outdoor pool, secluded tubs, fitness centre, heated underground parking, and secure access. Located just minutes from Canmore's vibrant downtown, it's perfectly positioned to capture the best of mountain living and vacation rental demand. Natural gas, cable TV and internet are included. GST is included in the asking price, which may be deferred.

Built in 2003

Essential Information

MLS® #	A2239506
Price	\$1,038,450
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	896
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	107, 107 Montane Road Sw
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W3J2

Amenities

Amenities	Fitness Center, Parking, Playground, Snow Removal, Visitor Parking, Bicycle Storage, Elevator(s), Outdoor Pool, Recreation Facilities, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Washer/Dryer, Wall/Window Air Conditioner, Electric Cooktop
Heating	Baseboard
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Barbecue, Playground
Roof	Asphalt Shingle
Construction	Stucco, Stone

Additional Information

Date Listed	July 14th, 2025
Days on Market	68
Zoning	Tourist Home

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.