

\$895,000 - 217, 109 Montane Road, Canmore

MLS® #A2256630

\$895,000

2 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Ideal Mountain Gateway With Flexible Zoning!

This beautifully appointed two bedroom, two bathroom condo offers the ultimate blend of relaxation and investment opportunity.

Situated in the second phase of the Lodges, walking distance to downtown, the Bow River and many of Bow Valley's popular attractions. Ideal as a personal retreat or revenue-generating property, this unit offers short-term rental potential on platforms like Airbnb and VRBO. Whether you're seeking a weekend getaway, a full-time residence or an income property, this mountain condo checks every box. An open concept living, dining room and kitchen welcome you. Two spacious bedrooms and two full bathrooms plus in suite laundry. Beautifully appointed deck offers stunning mountain views. With heated underground parking, fitness centre, hot tub and outdoor pool, this fully furnished property has everything you could ask for in a mountain retreat. Property being sold fully furnished.

Built in 2007

Essential Information

MLS® #	A2256630
Price	\$895,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828



Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	217, 109 Montane Road
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3J2

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Facilities, Snow Removal, Trash, Visitor Parking, Outdoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding

Additional Information

Date Listed	September 12th, 2025
-------------	----------------------

Days on Market	8
Zoning	BVT-G

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
----------------	--------------------------

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.