$899,000 - 326, 109 Montane Road, Canmore

MLS® #A2233342

$899,000
2 Bedroom, 2.00 Bathroom, 673 sqft
Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

TOP FLOOR | $85K COMBINED RENTAL INCOME | Zoned for Nightly Rentals
This fully furnished 2-bed, 2-bath condo in The Lodges at Canmore offers exceptional short-term rental potential, generating $85,000 last year through Airbnb, personal, and corporate rentals. Located on the top floor, this two-level unit features an open-concept layout, gas fireplace, large windows, and a private deck with stunning Lady MacDonald views. Upstairs, enjoy a private primary suite with ensuite.
Amenities include a year-round heated pool, 3 hot tubs, fitness center, heated underground parking, and secure elevator access. Just a short walk to downtown, this property is ideal as a personal getaway or high-performing rental investment. Whether youâ€™re seeking a full-time residence, weekend retreat, or income property, this unit ticks all the boxes. All furniture is included in the sale.

Built in 2006

Essential Information

MLS® #	A2233342
Price	$899,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	673
Acres	0.00

Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	326, 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, Playground, Secured Parking, Visitor Parking, Outdoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Storage
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, In Floor, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	Balcony, Lighting
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	21

Zoning	BVT

Listing Details

Listing Office	Confident Realty Inc

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