

# \$999,000 - 201, 109 Montane Road, Canmore

MLS® #A2228223

**\$999,000**

2 Bedroom, 2.00 Bathroom, 810 sqft  
Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

This beautifully updated 2-bedroom, 2-bathroom condo offers the perfect blend of style, comfort, and convenience. As a fully renovated end unit with only one attached neighbour, you'll enjoy added privacy and spectacular mountain views from nearly every window. Ideally located near the hot tub and gym, and just a short stroll to downtown Canmore, shopping, and scenic river pathways, this property puts the best of the Bow Valley right at your doorstep. Whether you're looking for a personal mountain escape or a high-performing short-term rental, this unit delivers. With its prime location and desirable features, it offers excellent revenue potential when not being used personally. Turn the key and start enjoying everything this mountain lifestyle has to offer. List price is subject to GST

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228223  |
| Price          | \$999,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 810       |
| Acres          | 0.00      |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 201, 109 Montane Road  |
| Subdivision | Bow Valley Trail       |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W3J2                 |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Outdoor Pool, Park, Parking, Playground, Pool |
| Parking Spaces | 1                                                                          |
| Parking        | Parkade                                                                    |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Quartz Counters                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| # of Stories      | 3                                                                           |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Wood Frame, Wood Siding |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 57             |
| Zoning         | Other          |

# Listing Details

Listing Office                      RE/MAX Alpine Realty

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