

# **\$649,000 - 1215, 200 2 Avenue, Dead Man's Flats**

MLS® #A2234151

**\$649,000**

1 Bedroom, 1.00 Bathroom, 552 sqft

Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Welcome to an exceptional investment opportunity at Sparrowhawk Lodge! This stunning second floor, short-term rental in a brand-new condominium is fully turn-key, offering luxury at every corner with high-end finishes and meticulous attention to detail. This unit boasts breathtaking, private views of the mountains and trees, from a private deck complete with a BBQ, perfect for enjoying the serene surroundings. Ready for its next discerning owner, this property provides both comfort and convenience in a resort-style short term rental community. Sparrowhawk Lodge offers an array of upscale amenities, including heated underground parking, dedicated ski and bike storage, a year-round heated outdoor swimming pool and hot tub, two communal fire pits, a state-of-the-art fitness center, a charming coffee shop, and an on-site liquor store—all just steps from your front door. For those who love the great outdoors, you're only 5 minutes from Canmore and 25 minutes from the world-renowned town of Banff. If you're an avid skier, here's your one stop shop to earn extra income, and have a place to stay during your trips to the mountains! This luxury property is a proven success on the short-term rental market, consistently performing with exceptional bookings. If you're looking for a solid return on investment, this is your opportunity to own in one of Alberta's most desirable locations. \*PLEASE NOTE- LIST PRICE DOES NOT INCLUDE GST\*



Built in 2024

Essential Information

MLS® #	A2234151
Price	\$649,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	552
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1215, 200 2 Avenue
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W4

Amenities

Amenities	Parking, Storage, Bicycle Storage, Fitness Center, Outdoor Pool, Secured Parking, Spa/Hot Tub
Parking Spaces	1
Parking	Off Street, Parkade, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
# of Stories	3

## Exterior

Exterior Features	Balcony, Barbecue
Roof	Asphalt Shingle
Construction	Concrete, Stone, Cement Fiber Board, Post & Beam

## Additional Information

Date Listed	July 7th, 2025
Days on Market	86
Zoning	Visitor Accommodation

## Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.