



# 303-999 Bow Valley Trail

## 1 BR/1 Bth Tourist Home

Coldwell Banker Rockies Realty



**\$530,000**



Large Windows Bring In Lots Of Natural Light



**Bedrooms**

**1**



**Bathrooms**

**1**



**Fin. Sq.Ft**

**590**



Relax By The Fireplace & Unwind



Spacious Open Main Living Area



Well Laid Out Kitchen



Kitchen With Dining



Mountain Views From Every Window

You'll love the large windows in this corner unit that let in lots of natural light as well as great mountain views. Ideally located on Bow Valley Trail you are only minutes walk from restaurants, shopping, trails and all that Canmore has to offer. This 1BR/1Bth unit offers 590 sqft of well laid out living space along with a partially covered deck you'll enjoy watching the sun setting behind the mountains on. The zoning for this unit is Tourist Home allowing you the flexibility of primary residence, long or short term rentals making it a great live/work space or mountain getaway. When not using personally continue to rent it in the managed rental program provided by Sunset Resorts or self manage to earn good returns. Take a virtual tour , then book your private viewing of this affordable entry into the Canmore market. Welcome Home!

Virtual Tour - [https://youriguide.com/303\\_999\\_bow\\_valley\\_trail\\_canmore\\_ab/](https://youriguide.com/303_999_bow_valley_trail_canmore_ab/)



Year Built  
2003



PCS # 40447  
MLS # A1227453



Spacious Bedroom With Large Closet Space



Partially Covered Deck



Deck View – Rundle Range



Deck View – Fairholme Range



Sunsets Anyone ?



0 3 6 ft



**TOTAL FIN. SQFT = 590**  
**TOTAL INT. ABOVE GRADE SQFT= 590**

Property Tax (2021) = \$2,695.99  
Condo Fees (mth) = \$ 497.41



Grand Rockies Indoor Pool



Grand Rockies Hottub



Grand Rockies Kiddie Pool



Grand Rockies Fitness Rm



**Robert Karg**  
Associate Broker/ Owner  
C: (403) 678-7568  
E: rob@ownthemountains.com

**CB** **COLDWELL  
BANKER**  
ROCKIES REALTY

104-512 Bow Valley Trail  
Canmore, AB T1W 1N9



**Kathy Corless**  
Broker/Owner  
C: (403) 678-3862  
E: kathy@rokaproperties.ca