



236-901 Mountain St

Tourist Home Zoned 2BR/2Bth - Revenue, Location, Flexibility

Coldwell Banker Rockies Realty



\$674,800+GST



Open Concept Main Living Area



Bedrooms

2



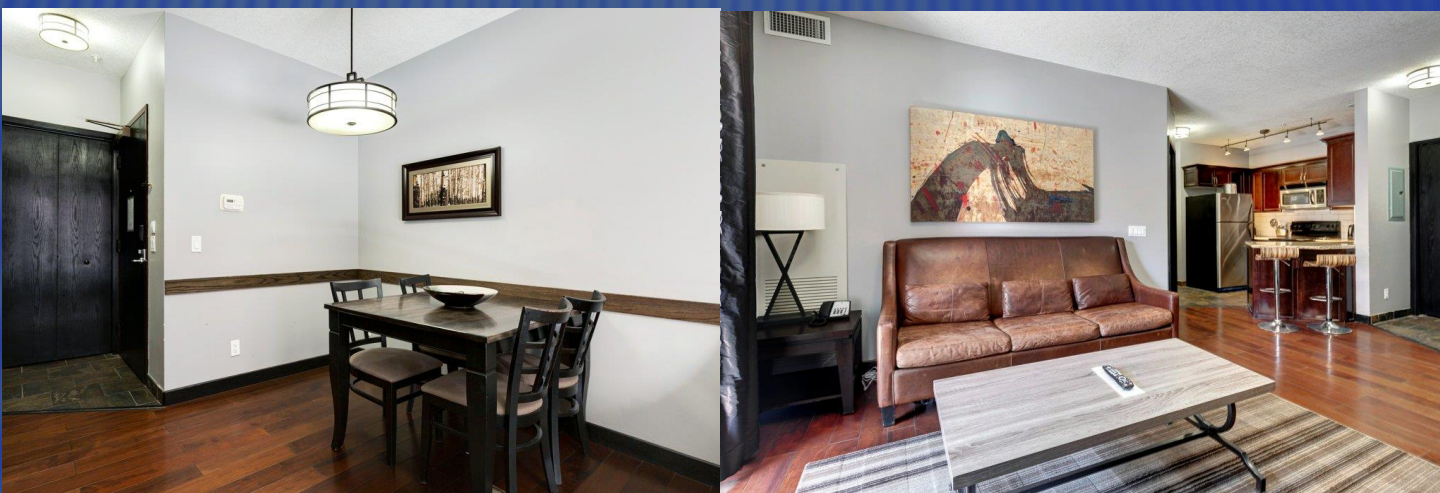
Bathrooms

2



Fin. Sq.Ft

694



Separate Dining Area

Couch Becomes A Pull-Out Bed



Kitchen With Eating Bar Comes Well Equipped For All Your Culinary Needs

Looking for a 2BR/2Bth unit that comes turnkey ready? Located in Grand Rockies Resort this unit combines great location (only minutes walk to shops, trails, downtown and the river) with onsite amenities like pool with slide, indoor/outdoor hottub, kiddie pool, fitness room and onsite restaurant. Zoned 'Tourist Home' this unit can be lived in fulltime, can be rented long or short term and be your primary residence providing you with the best zoning option for evolving needs. When not using personally as your mountain retreat you can rent the unit through the existing onsite managed rental program or choose to rent through Airbnb, VRBO, etc. A rare opportunity when combined with the adjoining 1BR unit (MLS# A2034086/ PCS#40139) to have a 3BR unit that maximizes possibilities and flexibility. Location, layout and lifestyle options rolled into an affordable package. Take a virtual tour then book your private viewing. Your mountain getaway awaits

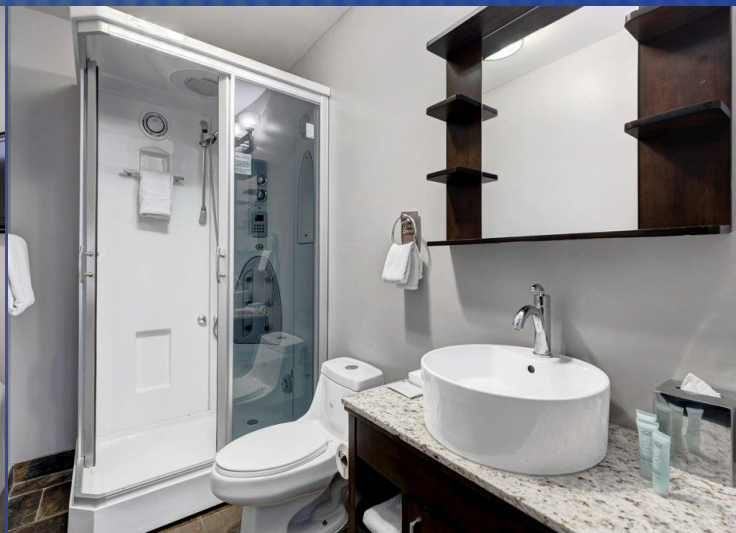
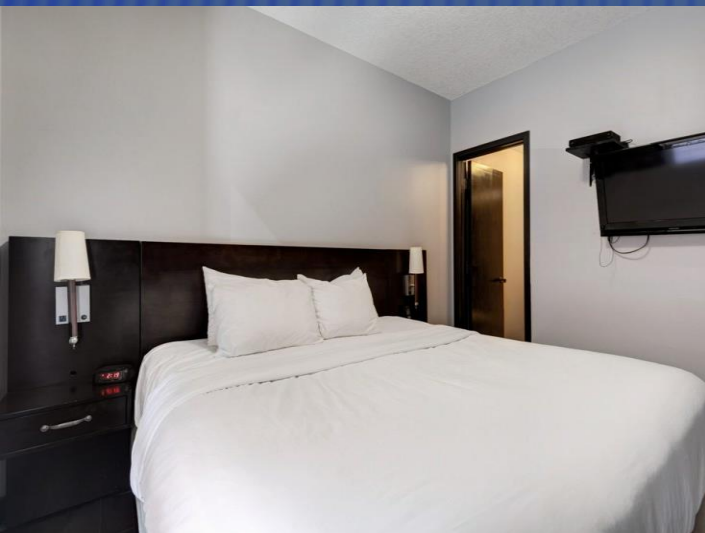
Virtual Tour: https://youriguide.com/236_901_mountain_st_canmore_ab/



Year Built
2010



PCS # 41038
MLS # A2034026



Master Bedroom With 3pc Ensuite



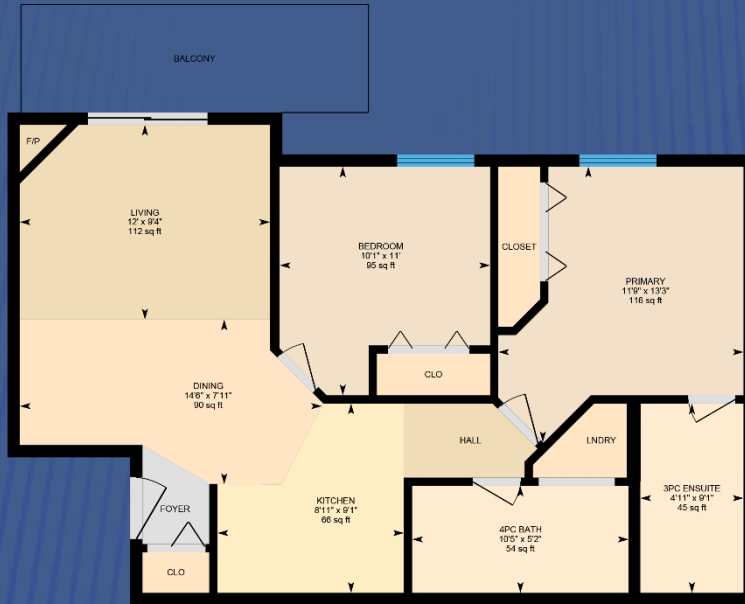
Second Bedroom



Spacious Deck



In-Suite Laundry



TOTAL FIN. SQFT = 694
TOTAL INT. ABOVE GRADE SQFT= 694

Property Tax (2022)= \$5345.71
 Condo Fees = \$661.86



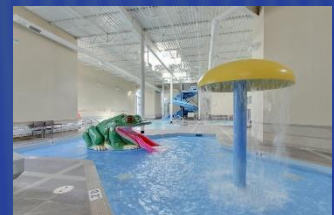
Fitness Room



Indoor Pool With Waterslide



Indoor/Outdoor Hottub



Kiddie Pool



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