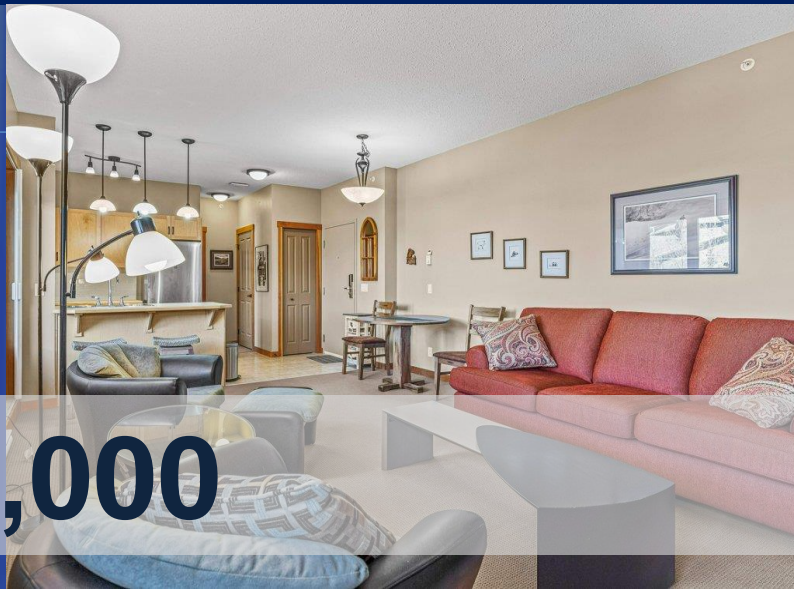




**424-101 Montane Rd**

**Top Floor Lodges 1BR /1Bth – Mountain Retreat**

**Coldwell Banker Rockies Realty**



**\$609,000**



Great Natural Light + Mountain Views



Bedrooms

1



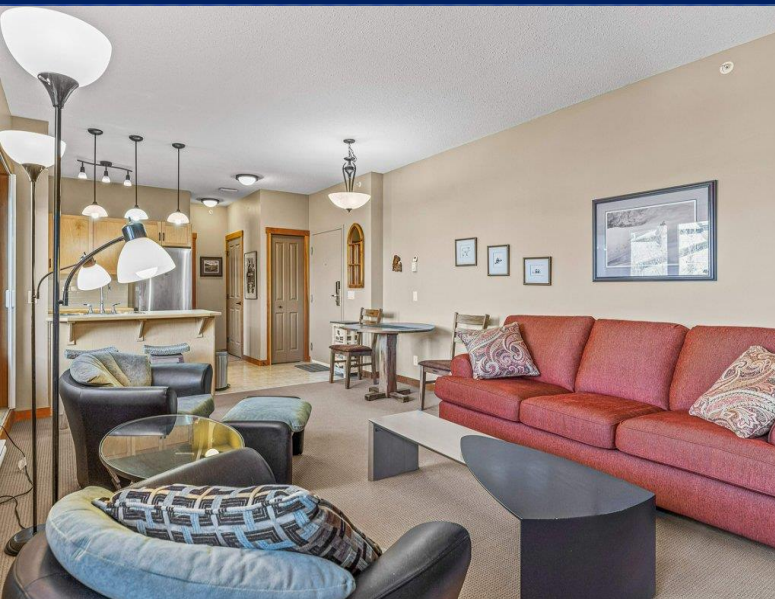
Bathrooms

1



Fin. Sq.Ft

631



You'll Enjoy The Spacious Main Living Area - Great For Entertaining & Relaxing



**Kitchen With Eating Bar**



**Well Laid Out Kitchen Spaces**



**Stainless Steel Appliances**

From the moment you enter this well kept top floor 1BR/1Bth unit you will feel you have arrived 'HOME'. Located in Lodges of Canmore, one of Canmore's best run resorts, you'll appreciate the great natural light, mountain views, and quiet setting. Relax and enjoy sunsets and mountain views from your private deck. Entertaining is a breeze in this unit's welcoming layout. The walk-in closet provides ample in-unit storage space. Everyone will enjoy the resort amenities such as three hottubs, outdoor pool (open year round) and the fitness center. You are ideally located minutes walk from all Canmore has to offer. When not using your unit as a personal retreat you can rent it through Airbnb/VRBO or utilize the onsite or third party rental providers and earn very good returns. Lightly enjoyed by the original owners this unit is in excellent condition and turn key ready. We think you will agree that views+layout+location= GREAT VALUE with nice upside potential. Take a virtual tour then book your private viewing today.

**Virtual Tour –**[https://youriguide.com/424\\_101\\_montane\\_rd\\_canmore\\_ab/](https://youriguide.com/424_101_montane_rd_canmore_ab/)

**Floorplans –** <https://own-the-mountains.com/bw2vyt>



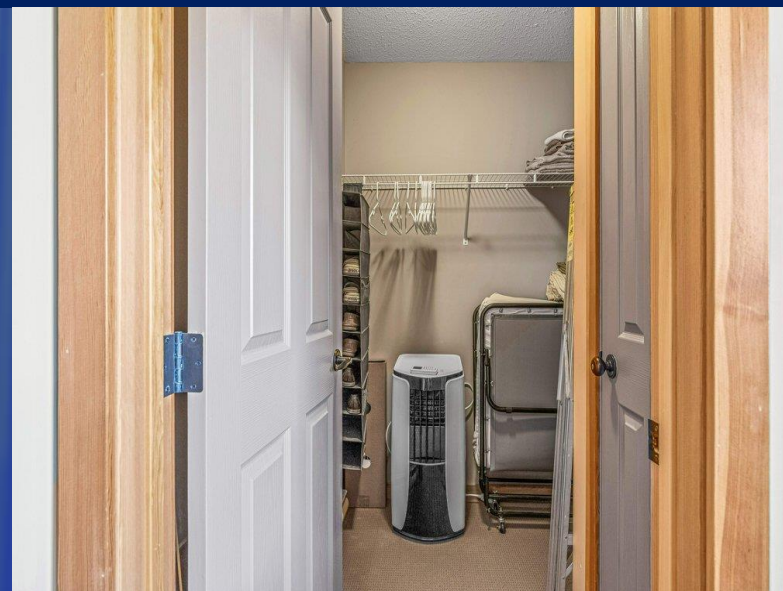
**Year Built  
2009**



**PCS # 40994  
MLS # A2028950**



**Comfortable Bedroom With Mountain View**



**Walk-In Closet Provides Additional Storage**



Deck



Mtn Views From Deck



4pc Bathroom



In-Suite Laundry



**TOTAL INTERIOUR SQFT = 631**  
**TOTAL RMS SQFT= 631**

Property Tax (2022) = \$ 5,123.20  
 Condo Fees (Mthly) = \$ 595.54



Outdoor Pool Open Yr Round



Main Hottub



Second of Three Hottubs



Fitness Room



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