



402-101 Montane Rd

Top Floor Lodges 1BR With GREAT Mountain Views

Coldwell Banker Rockies Realty



\$609,900



Mountain Views + Natural Light From Every Window



Bedrooms
1



Bathrooms
1



Fin. Sq.Ft
642



Great For Entertaining & Relaxing – Large Private Deck Is Like Outdoor Room



Kitchen With Eating Bar



Lots Of Cabinet & Counter Spaces



Stainless Steel Appliances

A RARE VALUE! This incredibly well kept, top floor 1BR/1Bth unit features a layout you will love for gatherings and quiet retreats. Panoramic mountain views from every window and a private deck that acts like an outdoor room makes this an ideal mountain home. Located in the Lodges at Canmore, one of Canmore's top managed resorts, you'll love the amenities like an outdoor pool open year round, three hottubs, two open air decks and fitness center. Your unit is easy walking distance to restaurants, shops, trails and the river. When not using it personally you can rent either through Airbnb/VRBO or the onsite managed rental program, and earn very good returns. Layout, location, views, and well managed – this unit checks off ALL the boxes! Take a virtual tour then book your private viewing today

Virtual Tour – https://youriguide.com/402_101_montane_rd_canmore_ab/

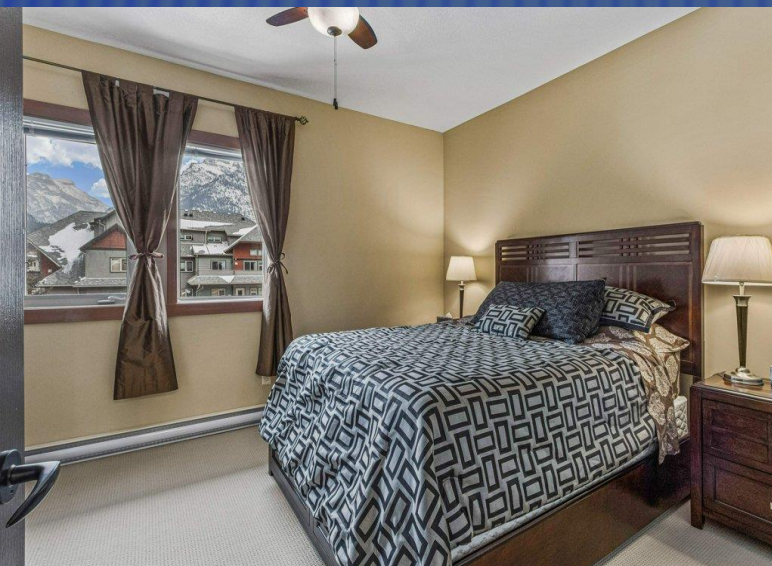
Floorplans – <https://own-the-mountains.com/1hvw14>



**Year Built
2009**



**PCS # 40994
MLS # A2028950**



Comfortable Bedroom With Mountain View



Wake Up To This View!



4pc. Bath



Panoramic Mtn Views From Deck



In-Suite Laundry



TOTAL INTERIOUR SQFT = 642
TOTAL RMS SQFT= 642

Property Tax (2022) = \$ 5,202.72
 Condo Fees (Mthly) = \$ 604.24



Outdoor Pool Open Yr Round



Main Hottub



Second of Three Hottub



Fitness Room



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



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



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