

# \$749,900 - 115, 1206 Bow Valley Trail, Canmore

MLS® #A2210208

**\$749,900**

2 Bedroom, 1.00 Bathroom, 654 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

A prime offering in Canmore's short-term rental market, this charming 2-bedroom, 1-bathroom visitor accommodation unit offers a modern, pet-friendly living space. With updated lighting, flooring, paint, quartz counters, kitchen cabinetry, and two patios with walkout access to green space, it's the perfect spot to unwind and soak in the iconic mountain views after a day of adventure.

Ideally situated just steps from grocery stores, coffee shops, restaurants, and gear rentals, everything you or your guests need is right at your doorstep.

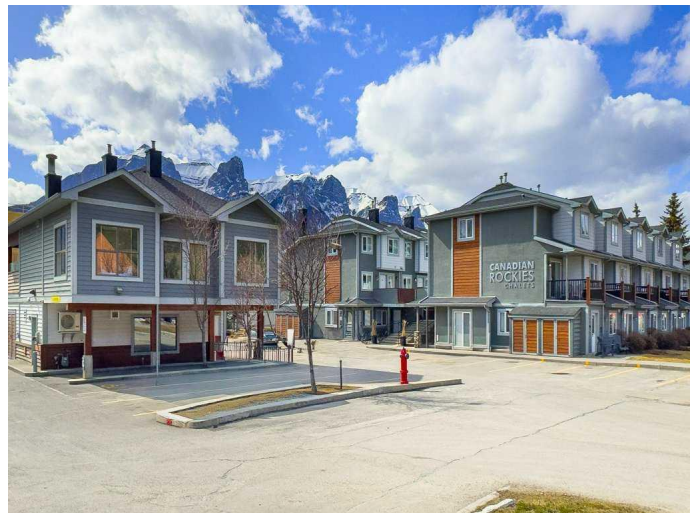
Whether you're starting or expanding your short-term rental portfolio, or seeking a personal mountain getaway with income potential, this property is a great blend of lifestyle and investment in one of Canmore's most well-funded complexes. Household essentials and select furnishings are included, making it easy to start generating revenue immediately. See Brochure for more information on the short-term rental revenue proforma.

Built in 1995

## Essential Information

MLS® # A2210208

Price \$749,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	654
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	115, 1206 Bow Valley Trail
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1N6

### Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	72
Zoning	Visitor Accommodation 20V

**Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

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