

**401, 901 Mountain Street
Canmore, Alberta**

MLS # A2300172



\$1,535,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,232 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Heated Garage, Titled, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Boiler, Central, Electric, Fireplace(s), Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Concrete, Stone, Wood Siding
Foundation:	Poured Concrete, Slab
Features:	Breakfast Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 1,476
LLD:	-
Zoning:	BVT
Utilities:	-

Inclusions: AS IS

Public Remark: Unlock exceptional returns with this exclusive, top guest-rated, two-story penthouse, uniquely positioned to capitalize on Canmore's booming short-term rental market. With panoramic views of the iconic Three Sisters Mountains, this rare offering presents a strategic opportunity to invest in one of the town's most sought-after resorts. Step inside to soaring vaulted ceilings, sleek polished tile, modern lighting, and rich engineered hardwood flooring throughout. The gourmet kitchen is a chef's dream, complete with granite countertops, premium appliances, and custom cabinetry—perfectly suited for discerning guests. After a day of mountain adventures, unwind by the inviting gas fireplace, creating the perfect setting for cozy evenings. Originally the showpiece suite of the development, this penthouse comes fully furnished with a stylish designer package and is ready for immediate rental. Guests will love the private covered deck with breathtaking southern mountain views. The resort's exceptional amenities include year-round access to an indoor pool with waterslide, indoor/outdoor hot tub, and on-site dining at the Grande Kitchen & Bar. Located just a short walk from Canmore's vibrant main street, this property offers convenient access to top-tier shopping and dining. Bed + Den style layouts consistently rank among the top performers in the area, and this penthouse stands out as one of Canmore's highest-rated accommodations with lots of five-star reviews. Currently self-managed and thriving on both Vrbo and Airbnb, it offers immediate income potential. The list price includes GST (deferrable with a registered GST number), along with two titled underground parking stalls.