

# \$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.

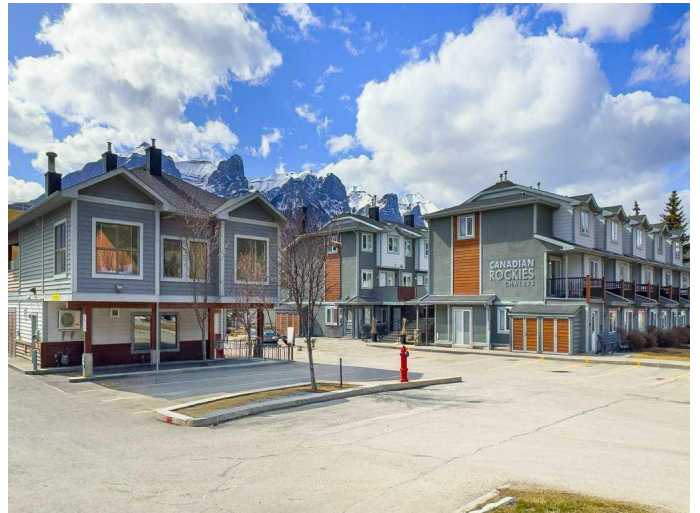
Whether you're starting or expanding your short-term rental portfolio, or seeking a personal mountain getaway with income potential, this property is a great blend of lifestyle and investment in one of Canmore's most well-funded complexes. Household essentials and select furnishings are included, making 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 | 43                        |
| Zoning         | Visitor Accommodation 20V |

**Listing Details**

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

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