

# \$945,000 - 113, 1106 Bow Valley Trail, Canmore

MLS® #A2243031

**\$945,000**

2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Don't miss out on the opportunity to own a brand-new Visitor Accommodation unit in the well-established Residences at Basecamp. This south-facing, single-level condo offers stunning mountain views, barrier-free entry, and a thoughtfully designed layout with 2 bedrooms and 2 full bathrooms. The open-concept living area features a queen-size sofa bed, while the executive kitchen is equipped with high-end stainless steel appliances and a breakfast bar. The primary bedroom includes a queen bed with private ensuite, and the second bedroom offers twin-over-double bunk beds—perfect for guests or families.

Enjoy modern comforts like in-suite laundry, premium streaming services, and ample storage throughout. Located just a short walk to Elevation Place, the Shops of Canmore, and the restaurants and amenities along Bow Valley Trail, this unit is perfectly situated for convenience and lifestyle.

With zoning that allows for Short Term Rentals, this property is a flexible option for personal use or as a lucrative investment—June 2025 Airbnb earnings alone exceeded \$16,000. Whether you're looking for a weekend getaway or a high-performing rental asset, this turnkey mountain retreat checks all the boxes.

Built in 2024

## Essential Information



MLS® #	A2243031
Price	\$945,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	113, 1106 Bow Valley Trail
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1N6

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Concrete

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	2
Zoning	BVT, Visitor Accommodatio

**Listing Details**

Listing Office	Greater Calgary Real Estate
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