



# **116B-1818 Mountain Ave**

## **Affordable 2BR/2Bth Mountain Retreat**

Coldwell Banker Rockies Realty



**\$85,900 + GST**





## Open Concept Central Main Living Space



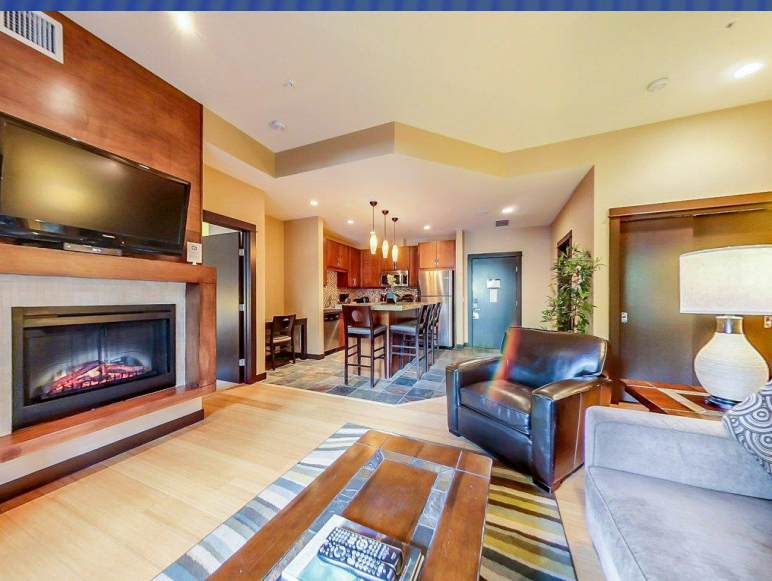
**Bedrooms**  
2



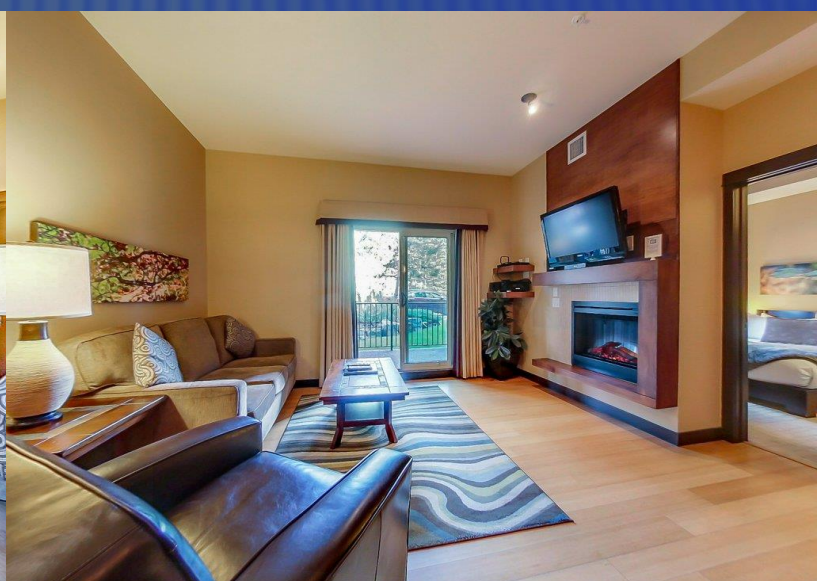
**Bathrooms**  
2



**Fin. Sq.Ft**  
857



Couch Becomes A Hide-a-bed For Guests



Relax & Unwind In Front Of The Fireplace





Spacious Kitchen+Eating Bar – Fully Equipped For Your Needs



Large Covered Ground Level Patio

Looking for the mountain lifestyle while watching your budget? Fractional ownership gives you the best of both worlds – with this ¼ share fully furnished and equipped 2BR/2Bth condo you will enjoy 12 weeks a year in the mountains at a fraction of the cost of whole ownership. When not using your portion take advantage of the managed rental program to earn revenue. You'll love the layout of this ground floor unit with its open concept main living area providing good separation between the bedrooms ensuring an ideal combination of gathering and private spaces. The kitchen with its large island is perfect for preparing meals or entertaining and you'll love the large deck to unwind after the day's activities. Experience "Mountain Zen" for yourself. Silver Creek Lodge provides easy access to trails, shops and restaurants. and then call your Associate to arrange your private viewing. Affordable luxury awaits

Virtual Tour - [https://youriguide.com/116\\_1818\\_mountain\\_ave\\_canmore\\_ab](https://youriguide.com/116_1818_mountain_ave_canmore_ab)



**Year Built**  
**2008**



**PCS # 38361**  
**MLS # A1030637**



Master Bedroom and Master Ensuite – Together A Peaceful Retreat





Second Bedroom



Second Bedroom



Balcony Views SouthEast



In-suite Laundry



0 3 6 ft



**TOTAL FIN. SQFT = 857**  
**TOTAL INT. ABOVE GRADE SQFT= 857**

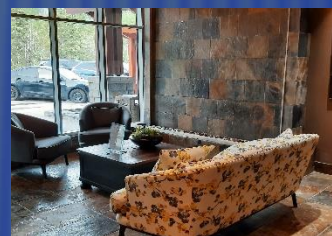
HOA Fees (2019) = \$356.21



Hottub



Exercise Room



Lobby



Restaurant



**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**