



# 208-101 Montane Rd

Layout, Location, Views: Lodges At Canmore 1BR – Personal Or Rent\$\$

Coldwell Banker Rockies Realty



**\$410,000<sub>+GST</sub>**





## Fully Furnished + Turnkey Mountain Home



**Bedroom**  
1



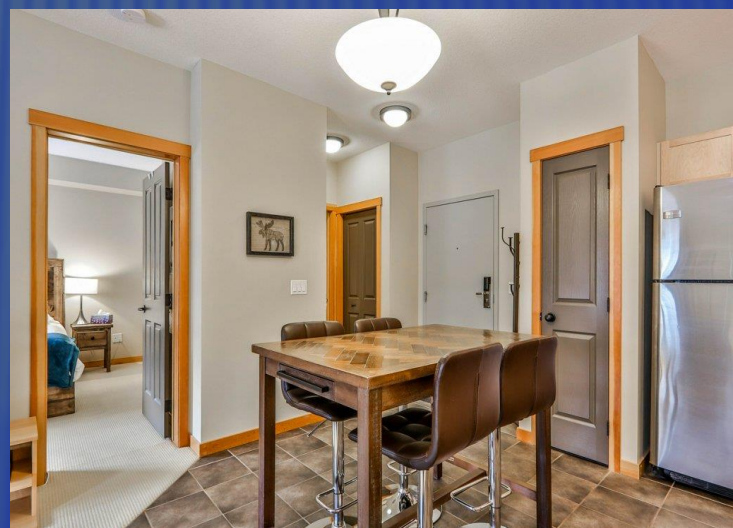
**Bathrooms**  
1



**Fin. Sq.Ft**  
632



Relax After a Day Outdoors



Main Level Layout Great For Entertaining





Well Laid Out Kitchen



Lots of Cabinet Space



Owner's Lockable Pantry

This fully equipped and furnished one bedroom, one bath unit at the Lodges at Canmore (one of Canmore's best run condo corporations) is ideally located within easy walking distance of trails, restaurants, shops and downtown. You'll love the onsite amenities such as the outdoor heated pool, fitness center, three hot tubs and outdoor decks. After a day outdoors you'll love coming back to your unit which comes turn-key ready for use an ideal mountain getaway. The open concept main living area provides a nice gathering space. The generously sized deck is a great place to watch the sun setting on the mountains. When not using it personally, rent it out either through the managed rental program or self manage through AirBnb, VRBO, etc and earn good returns while building long term value outside of the gyrations of other investment options. Take a virtual walkthrough then book your private viewing today. There is still time to capture the busy Fall season bookings!

Virtual Tour: [https://youriguide.com/208\\_101\\_montane\\_rd\\_canmore\\_ab](https://youriguide.com/208_101_montane_rd_canmore_ab)



**Year Built**  
**2009**



**PCS # 38302**  
**MLS # A1025782**



Spacious Master Bedroom



Bedroom With Access To Bath



Spacious Covered Deck



Mountain View From Deck



4pc. Bathroom



In-Suite Laundry



**TOTAL ABOVE GROUND SQFT = 632**

Property Tax (2020)= \$3,934.39  
Condo Fee (2020) = \$406.60/mth



Pool Open Year Round



One Of Three Hottubs



Lounge



Well Equipped Fitness Center



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