



**326, 109 Montane Road , Canmore, Alberta - \$899,000**



Main Photo

## Property Description

TOP FLOOR | \$85K COMBINED RENTAL INCOME | Zoned for Nightly Rentals

This fully furnished 2-bed, 2-bath condo in The Lodges at Canmore offers exceptional short-term rental potential, generating \$85,000 last year through Airbnb, personal, and corporate rentals. Located on the top floor, this two-level unit features an open-concept layout, gas fireplace, large windows, and a private deck with stunning Lady MacDonald views. Upstairs, enjoy a private primary suite with ensuite. Amenities include a year-round heated pool, 3 hot tubs, fitness center, heated underground parking, and secure elevator access. Just a short walk to downtown, this property is ideal as a personal getaway or high-performing rental investment. Whether you're seeking a full-time residence, weekend retreat, or income



property, this unit ticks all the boxes.  
All furniture is included in the sale.

**REALTOR Referral**

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