

\$645,000 - 2111, 200 2 Avenue, Dead Man's Flats

MLS® #A2220904

\$645,000

1 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Experience elevated mountain living in this fully furnished, one-bedroom, one-bathroom luxury retreat in the newly built Sparrowhawk Lodge. Zoned for short-term rentals, this exceptional property offers the rare opportunity to enjoy a beautiful alpine escape while benefiting from an attractive income stream. The interior showcases luxury vinyl plank flooring, stunning designer light fixtures, and an elegant electric fireplace that anchors the open-concept living space. The chef-inspired kitchen is equipped with stainless steel appliances, quartz countertops, and a central island with a breakfast bar—ideal for entertaining or relaxing mornings. Central air conditioning ensures year-round comfort, while the private balcony offers tranquil views of the forest and the soothing sounds of Pigeon Creek. Designed for discerning buyers and investors alike, this turn-key unit is complemented by resort-style amenities including a year-round heated outdoor pool, hot tub, state-of-the-art fitness centre, heated underground parking, ski and bike storage, communal fire pits, and convenient on-site retail such as a coffee shop and liquor boutique. Just minutes from Canmore and a short drive to Banff, this is your opportunity to own a piece of the Rockies where luxury, lifestyle, and income potential come together seamlessly.

Built in 2024



Essential Information

MLS® #	A2220904
Price	\$645,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	573
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2111, 200 2 Avenue
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W4

Amenities

Amenities	Fitness Center, Outdoor Pool, Parking, Party Room, Recreation Facilities
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, French Door
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Fire Pit
Construction	Stone, Wood Siding

Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	Highway Commercial Distri

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.