

# \$659,400 - 2318, 200 2nd Avenue, Dead Man's Flats

MLS® #A2231579

**\$659,400**

1 Bedroom, 1.00 Bathroom, 563 sqft

Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Discover your ideal mountain escape in this newly built, top-floor hotel condo, located in the highly sought-after Sparrowhawk Lodge. With its west-facing orientation, you'll enjoy sun-drenched evenings and breathtaking mountain sunsets from the comfort of your private balcony. This is the perfect getaway for relaxation and rejuvenation and is only minutes from everything Canmore has to offer. Whether you're out on the world-class hiking and biking trails, hitting the slopes, or simply soaking in nature, this is the perfect home base for everything you love to do. Designed for both personal vacation use and investment purposes, this unit has a proven track record as a 5-star short-term rental and offers excellent income potential. Guests and owners alike love the year-round heated pool, soothing hot tub, and fully equipped fitness centre, which are all set against the spectacular backdrop of the Canadian Rockies. Inside, the condo features stainless steel appliances, modern finishings, and Canadian-made furniture curated by a local Bow Valley business. The upgraded mattress - on both the king sized bed and the pull out couch - have been appreciated by many past guests. The tasteful decor enhances the warm, welcoming atmosphere for you and your future guests to enjoy. With only one shared wall, you'll enjoy added privacyâ€”perfect for unwinding after a day of mountain adventures. Whether you're searching for a luxurious vacation home, a profitable rental (or both!),



this fully furnished and turnkey condo offers an incredible opportunity to own your own piece of the Canadian Rocky Mountains. Important Note: The list price INCLUDES GST. Please consult your accountant regarding potential deferral options.

Built in 2024

**Essential Information**

MLS® #	A2231579
Price	\$659,400
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	563
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2318, 200 2nd Avenue
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W4

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Spa/Hot Tub, Visitor Parking, Outdoor Pool
Parking Spaces	1
Parking	Parkade, Underground

**Interior**

Interior Features	Elevator, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home,
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	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
# of Stories	3

## Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Storage, Uncovered Courtyard
Roof	Asphalt
Construction	Stone, Wood Frame, Wood Siding

## Additional Information

Date Listed	June 16th, 2025
Days on Market	6
Zoning	Hotel Condo

## Listing Details

Listing Office	RE/MAX Alpine Realty
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