# \$649,000 - 1215, 200 2 Avenue, Dead Man's Flats

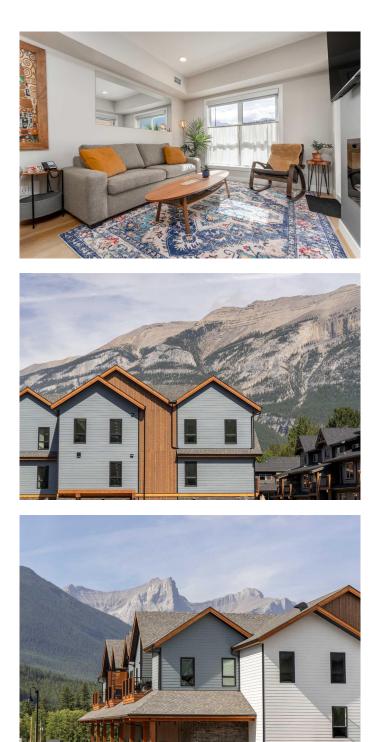
MLS® #A2234151

#### \$649,000

1 Bedroom, 1.00 Bathroom, 552 sqft Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Welcome to an exceptional investment opportunity at Sparrowhawk Lodge! This stunning second floor, short-term rental in a brand-new condominium is fully turn-key, offering luxury at every corner with high-end finishes and meticulous attention to detail. The unit boasts breathtaking views and a private covered deck complete with a BBQ, perfect for enjoying the serene surroundings. Ready for its next discerning owner, this property provides both comfort and convenience in a resort-style short term rental community. Sparrowhawk Lodge offers an array of upscale amenities, including heated underground parking, dedicated ski and bike storage, a year-round heated outdoor swimming pool and hot tub, two communal fire pits, a state-of-the-art fitness center, a charming coffee shop, and an on-site liquor storeâ€"all just steps from your front door. For those who love the great outdoors, you're only 5 minutes from Canmore and 25 minutes from the world-renowned town of Banff. If you're an avid skier, here's your one stop shop to earn extra income, and have a place to stay during your trips to the mountains! This luxury property is a proven success on the short-term rental market, consistently performing with exceptional bookings. If you're looking for a solid return on investment, this is your opportunity to own in one of Alberta's most desirable locations. \*PLEASE NOTE- LIST PRICE DOES NOT INCLUDE GST\*



Built in 2024

## **Essential Information**

MLS® #	A2234151
Price	\$649,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	552
Acres	0.00
Year Built	2024
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

# **Community Information**

Address	1215, 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 Parking Spaces Parking	Fitness Center, Parking, Secured Parking, Bicycle Storage, Outdoor Pool, Spa/Hot Tub, Storage 1 Underground, Off Street, Parkade
Interior	
Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
# of Stories	3
Exterior	
Exterior Features	Balcony, Barbecue
Roof	Asphalt Shingle
Construction	Concrete, Stone, Cement Fiber Board, Post & Beam

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	71
Zoning	Visitor Accomidation

### **Listing Details**

Listing Office Onyx Realty Ltd.

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