# \$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. This unit boasts breathtaking, private views of the mountains and trees, from a private 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\* Due diligence is required regarding GST







## **Essential Information**

MLS® # A2234151 Price \$649,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 552 Acres 0.00

Year Built 2024

Type 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 Bicycle Storage, Fitness Center, Parking, Secured Parking, Storage,

Outdoor Pool, Spa/Hot Tub

Parking Spaces 1

Parking Parkade, Underground, Off Street

#### 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, Cement Fiber Board, Post & Beam, Stone

#### **Additional Information**

Date Listed July 7th, 2025

Days on Market 119

Zoning Visitor Accomidation

# **Listing Details**

Listing Office Onyx Realty Ltd.

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