

# \$892,395 - 2206, 200 2nd Avenue, Dead Man's Flats

MLS® #A2243662

**\$892,395**

2 Bedroom, 2.00 Bathroom, 876 sqft  
Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Looking to invest in the Rockies? Located just minutes from Canmore, this condo at Sparrowhawk Lodge offers everything you need: fully furnished including extras, smart layout, and unbeatable amenities. Situated creekside on the second floor, it captures serenity and privacy. Featuring two spacious bedrooms, a bright open living space, and full access to a heated pool, hot tub, underground parking, and storage locker. Surrounded by world-class trails and natural beauty, this property appeals to both guests and long-term value seekers. A turnkey opportunity in a growing community with strong rental demand.

Built in 2024

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243662          |
| Price          | \$892,395         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 876               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 2206, 200 2nd Avenue   |
| Subdivision | NONE                   |
| City        | Dead Man's Flats       |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W2W4                 |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Pool, Spa/Hot Tub, Outdoor Pool |
| Parking Spaces | 1                                                                                      |
| Parking        | Off Street, Parkade, Underground, Common                                               |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | Central Air                                                                                               |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Electric, Living Room                                                                                     |
| # of Stories      | 3                                                                                                         |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Courtyard |
| Construction      | Composite Siding, Stone                    |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 30th, 2025           |
| Days on Market | 6                         |
| Zoning         | Residential Short term re |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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