# \$590,000 - 2211, 250 2 Avenue, Dead Man's Flats

MLS® #A2212599

## \$590,000

2 Bedroom, 1.00 Bathroom, 724 sqft Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

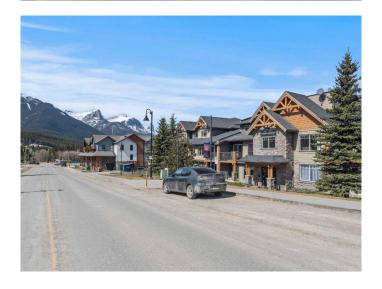
Located just 12 minutes from Canmore in the peaceful village of Dead Man's Flats, this fully furnished 2 bedroom condo offers the perfect blend of personal getaway and income potential. Zoned for short term rentals, the unit is truly turnkey ready for you to enjoy or generate revenue right away, whether self-managed or with the help of a rental company. It comes fully equipped with furnishings, kitchen essentials, linens, and electronics.

Situated on the top floor of Copperstone Resort, this 723 square foot suite features a spacious open concept layout. The kitchen features granite countertops, stainless steel appliances, and a large island with seating, flowing into a bright dining and living area anchored by a cozy stone fireplace. From the living room window, enjoy an uninterrupted view of the mountains, bringing the beauty of the Rockies right into your everyday space. Step onto the balcony to take in the same breathtaking backdrop while overlooking the landscaped courtyard, hot tub, BBQ area, and fire table.

The primary bedroom, full bathroom, and second bedroom/den with bunk beds make this unit ideal for families, couples, or groups. Additional conveniences include in-suite laundry, secure heated underground parking, and a private storage locker.







Copperstone Resort offers a host of amenities including a well-equipped fitness room, games area, guest services, and pet-friendly policies. All this, set in a serene mountain setting with easy access to world-class outdoor adventureâ€"hiking, biking, fishing, and skiingâ€"plus four major ski resorts within reach in Banff National Park and Kananaskis Country.

Whether you are looking for a profitable vacation rental with personal use throughout the year, or a hands-off investment in the heart of the Rockies, this is a rare opportunity to own in one of Alberta's most scenic resort communities.

#### Built in 2008

### **Essential Information**

MLS® # A2212599 Price \$590.000

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 724
Acres 0.00
Year Built 2008

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 2211, 250 2 Avenue

Subdivision NONE

City Dead Man's Flats

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2W4

## **Amenities**

Amenities Elevator(s), Fitness Center, Gazebo, Secured Parking, Storage,

Recreation Facilities, Spa/Hot Tub

Parking Spaces 1

Parking Parkade

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Kitchen

Island, Open Floorplan, Recreation Facilities

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling Central Air, Sep. HVAC Units

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

# of Stories 3

#### **Exterior**

Exterior Features Balcony, Courtyard, Fire Pit, Other, Storage, Barbecue

Construction Concrete, Stone, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed April 17th, 2025

Days on Market 14

Zoning Visitor Accom

## **Listing Details**

Listing Office CIR Realty

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