

# \$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 store—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              |
| 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      | Fitness Center, Parking, Secured Parking, Bicycle Storage, Outdoor Pool, Spa/Hot Tub, Storage |
| Parking Spaces | 1   |
| Parking        | 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 | 49                    |
| Zoning         | Visitor Accommodation |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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