

# \$1,790,000 - 4, 506 Bow Valley Trail, Canmore

MLS® #A2254660

**\$1,790,000**

3 Bedroom, 4.00 Bathroom, 1,465 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Seize the rare opportunity to own a luxury short-term rental property in the very heart of Canmore. At Memory Lodge, every detail has been designed for both indulgence and investment, making it the perfect home for platforms like Airbnb and VRBO.

This three-bedroom, three-and-a-half-bath townhouse is more than a property—it is an experience. Step inside and be welcomed by soaring ceilings and a layout crafted for comfort and privacy. The master suite, crowned with a twelve-foot ceiling, opens onto a generous rooftop deck where a private hot tub awaits. Here, your guests can unwind beneath the stars, gazing at the breathtaking Three Sisters after a day of hiking, skiing, or simply exploring the charm of downtown Canmore, just steps away from caf  s, restaurants, and boutique shops.

Two additional suites on the upper level provide maximum privacy, while the second-floor living and dining space creates the perfect gathering place for families and friends. A private attached garage offers both convenience and security, ideal for storing sports equipment or ensuring peace of mind for every stay. With triple-pane windows and superior soundproofing, tranquility is guaranteed, even in the heart of the Rockies.

Listed at \$1.79 million, GST included, this home is not just a retreat but also a proven



income-generating investmentâ€”currently earning approximately \$160,000 annually, with potential to reach up to \$180,000. Memory Lodge is fully turnkey, allowing you to begin earning from day one.

This is more than real estate. It is your chance to own a piece of the Rockiesâ€”and to make it part of your legacy.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2254660      |
| Price          | \$1,790,000   |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,465         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4, 506 Bow Valley Trail |
| Subdivision | Bow Valley Trail        |
| City        | Canmore                 |
| County      | Bighorn No. 8, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T1W 1N9                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal, Trash    |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

# of Garages 1

## Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

## Exterior

Exterior Features Other

Lot Description Other

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 7th, 2025

Days on Market 17

Zoning BVT

## Listing Details

Listing Office Top Producer Realty and Property Management

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