

# \$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 APPLICABLE 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	Bicycle Storage, Fitness Center, Outdoor Pool, Parking, Spa/Hot Tub, Storage, Secured Parking
Parking Spaces	1
Parking	Off Street, Underground, 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	Cement Fiber Board, Concrete, Stone, Post & Beam

### Additional Information

Date Listed	July 7th, 2025
Days on Market	23
Zoning	Visitor Accommodation

### Listing Details

Listing Office	Onyx Realty Ltd.
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