

# **\$723,450 - 3102, 250 2nd Avenue, Dead Man's Flats**

MLS® #A2199733

**\$723,450**

2 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Great revenue generating opportunity in the Canadian Rockies best kept secret, Copperstone Resort. Bright & spacious 2bed 2bath corner suite with spectacular views from both two levels. Lower walkout level features a stylish main living area w/fully equipped kitchen w/large island & a cozy living area w/stone fireplace. Upstairs, the primary w/plenty of closet space & spacious 4pce ensuite. Steps away, a second bedroom & spacious 4pc bath. Rare location extends to a ground level patio providing access straight outside - ideal for pet owners, with no neighboring unit directly above. A separate desk area, great for remote work, in-suite laundry & personal secure owners closet complete the space. Zoning allows short term rentals, which you can handle yourself or engage a manager. Offered as a turnkey property, all furnishings, housewares, electronics & linens included. Impressive on-site amenities: outdoor hot tub, BBQ grills, firepit, fitness area, secure heated parkade & storage cage. Enjoy all the mountain activities like biking, hiking, fishing & 4 local ski areas in both Banff National Park, and Kananaskis Country, all minutes away. This complex is not affected by the Foreign Buyers Ban.

Built in 2008

## **Essential Information**

MLS® #

A2199733



Price	\$723,450
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	3102, 250 2nd 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, Parking, Snow Removal, Spa/Hot Tub, Storage, Picnic Area
Utilities	Electricity Connected, Garbage Collection, Cable Connected
Parking Spaces	1
Parking	Parkade, Common

### Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Heat Pump, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	3

Basement                      None

**Exterior**

Exterior Features    Balcony, Courtyard, Fire Pit  
Roof                      Asphalt Shingle  
Construction           Stone, Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 5th, 2025  
Days on Market        45  
Zoning                    visitor accommodation

**Listing Details**

Listing Office            CENTURY 21 NORDIC REALTY

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