

# \$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 adventure—hiking, biking, fishing, and skiing—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	4
Zoning	Visitor Accom

## Listing Details

Listing Office	CIR Realty
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