

# **\$732,375 - 2218, 250 2nd Ave, Dead Man's Flats**

MLS® #A2233994

**\$732,375**

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Beautiful 180 degree Southwest Views of Mt. Laugheed, Wind Ridge & the Little Sister! Enjoy the bright & sunny living area & warm SW facing patio with the fantastic mountain views through the forest from every window! You will appreciate the many fine touches throughout this rare 1,073 sq.ft. 2 bedroom, 2 bathroom property including stainless steel appliances, dining table, large center island, granite countertops in the kitchen, and an eye-catching stone fireplace in the living room. The bedrooms are comfortably carpeted with an ensuite bathroom, and the property has in-suite laundry. The popular outdoor hot tub is located in the serene courtyard beside a gas fireplace, tables and barbeques. Owners at Copperstone Resort enjoy the indoor gym, games room and quiet walks in the nearby forest trails that lead to the Bow River. The unit is minutes away from Kananaskis to enjoy summer and winter outdoor activities and from Canmore for shopping, restaurants and amenities. Heated, underground parking and storage locker in the parkade makes for safety, a warmer winter and gear storage. The price is \$697,500 + GST (a low price for a 1,073 sq.ft. property). It is fully furnished and ready to go! GST is usually deferred and not paid at the time of sale when the buyer is GST registered. There are many strong bookings already in place for the remainder of 2025. The property generated over \$92,000 in gross revenue in 2024! This is a fantastic opportunity both to use the property for personal enjoyment and to



generate strong income on Airbnb!

Built in 2008

### Essential Information

MLS® #	A2233994
Price	\$732,375
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,098
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	2218, 250 2nd Ave
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W4

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Outdoor Pool, Parking, Snow Removal, Visitor Parking, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Recreation Facilities
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
# of Stories	3

## Exterior

Exterior Features	Barbecue, Courtyard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	21
Zoning	Visitor Accom

## Listing Details

Listing Office	Coldwell Banker Lifestyle
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.