

# \$645,000 - 2111, 200 2 Avenue, Dead Man's Flats

MLS® #A2220904

**\$645,000**

1 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Experience elevated mountain living in this fully furnished, one-bedroom, one-bathroom luxury retreat in the newly built Sparrowhawk Lodge. Zoned for short-term rentals, this exceptional property offers the rare opportunity to enjoy a beautiful alpine escape while benefiting from an attractive income stream. The interior showcases luxury vinyl plank flooring, stunning designer light fixtures, and an elegant electric fireplace that anchors the open-concept living space. The chef-inspired kitchen is equipped with stainless steel appliances, quartz countertops, and a central island with a breakfast bar—ideal for entertaining or relaxing mornings. Central air conditioning ensures year-round comfort, while the private balcony offers tranquil views of the forest and the soothing sounds of Pigeon Creek. Designed for discerning buyers and investors alike, this turn-key unit is complemented by resort-style amenities including a year-round heated outdoor pool, hot tub, state-of-the-art fitness centre, heated underground parking, ski and bike storage, communal fire pits, and convenient on-site retail such as a coffee shop and liquor boutique. Just minutes from Canmore and a short drive to Banff, this is your opportunity to own a piece of the Rockies where luxury, lifestyle, and income potential come together seamlessly.

Built in 2024



## Essential Information

MLS® #	A2220904
Price	\$645,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	573
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2111, 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	Fitness Center, Outdoor Pool, Parking, Party Room, Recreation Facilities
Parking Spaces	1
Parking	Stall, Underground

## Interior

Interior Features	Breakfast Bar, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

**Exterior**

Exterior Features	Fire Pit
Construction	Stone, Wood Siding

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	4
Zoning	Highway Commercial Distri

**Listing Details**

Listing Office	Real Broker
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