



Prepared to You by 996Realty

# CANMORE SHORT TERM RENTAL MARKET

Your monthly e-newsletter for CANMORE SHORT TERM RENTAL Market to buy and track your performance

## CONTACT

### Address

5940 Macleod Tr SW  
Suite 500  
Calgary

### Phone

(403) 888-9881

### Online

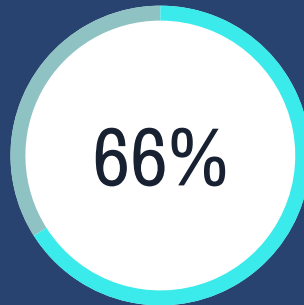
team@996realty.com  
www.996realty.com

# February BENCHMARK

1 Bedrooms, based on 305 active listings



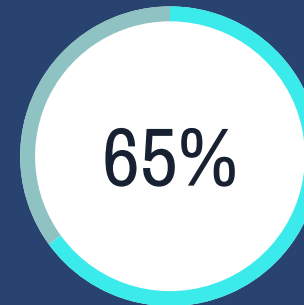
**Revenue**



**Occupancy**

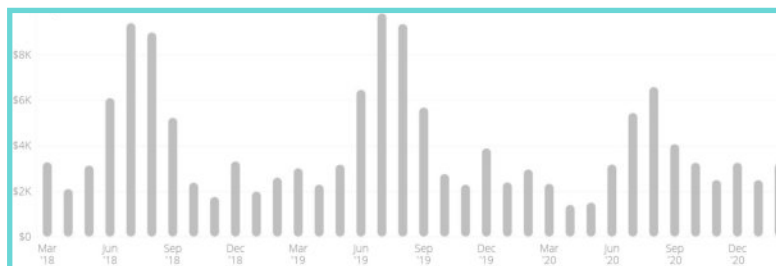


**ADR**



2 Bedrooms, based on 557 active listings

## RevPAR HISTORICAL TREND



## Supply and Demand Analysis



- ...Average Rate for Available Listings
- ...Average Booked Rates
- ...Last Year's Average Booked Rates

# RECENT SALES



1106 Bow Valley Trail # 109  
 Bds: 2 FB/HB:1/1  
 Built Year:2018  
 SqFt: 964 sqft  
 DOM: 24 days  
 Condo Fee: \$402  
 LP/SF: \$726.19  
 Taxes: \$2,572/2020Yr  
 Parking : Heated Garage, Single Garage Attached  
 Listed by My Move Realty



1120 Railway Ave #409  
 Bds: 2 FB/HB:1/1  
 Built Year: 2003  
 SqFt: 889 sqft  
 DOM: 11 days  
 Condo Fee: \$655  
 LP/SF: \$673.79  
 Taxes: \$4,185/2020Yr  
 Parking : Underground  
 Listed by CENTURY 21 NORDIC REALTY



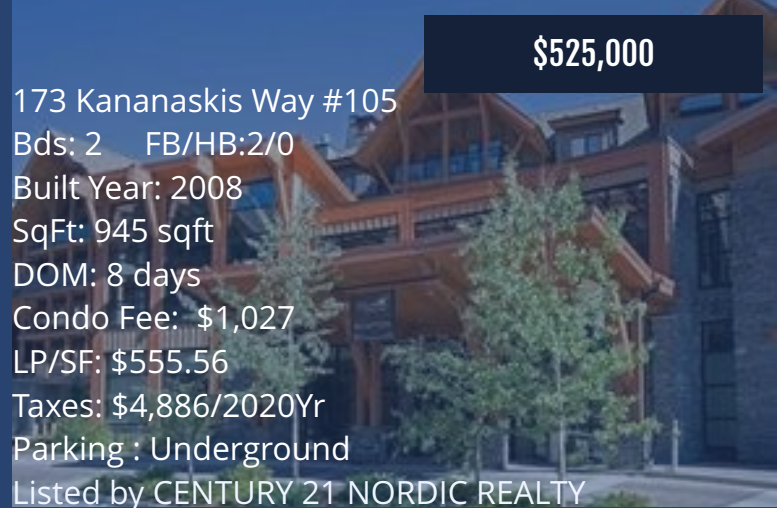
160 Kananaskis Way #200-202  
 Bds: 2 FB/HB:2/0  
 Built Year: 2002  
 SqFt: 726 sqft  
 DOM: 3 days  
 Condo Fee: \$609  
 LP/SF: \$672.04  
 Taxes: \$2,480/2020Yr  
 Parking : Underground  
 Listed by MAXWELL CAPITAL REALTY

# Just Listed



**\$609,000**

140 Kananaskis Way #110  
 Bds: 2 FB/HB:2/0  
 Built Year:2003  
 SqFt: 963 sqft  
 DOM: 18 days  
 Condo Fee: \$780  
 LP/SF: \$632.40  
 Taxes: \$4,186/2020Yr  
 Parking : Stall  
 Listed by CENTURY 21 NORDIC REALTY



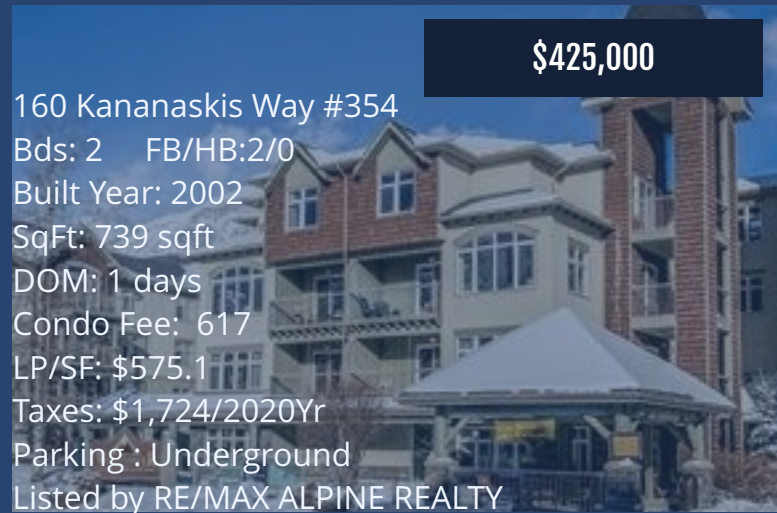
**\$525,000**

173 Kananaskis Way #105  
 Bds: 2 FB/HB:2/0  
 Built Year: 2008  
 SqFt: 945 sqft  
 DOM: 8 days  
 Condo Fee: \$1,027  
 LP/SF: \$555.56  
 Taxes: \$4,886/2020Yr  
 Parking : Underground  
 Listed by CENTURY 21 NORDIC REALTY



**\$446,250**

101 Montane Road #217  
 Bds: 1 FB/HB:1/0  
 Built Year: 2009  
 SqFt: 617 sqft  
 DOM: 8 days  
 Condo Fee: \$469  
 LP/SF: \$722.78  
 Taxes: \$4,000/2020Yr  
 Parking : Underground  
 Listed by CENTURY 21 NORDIC REALTY



**\$425,000**

160 Kananaskis Way #354  
 Bds: 2 FB/HB:2/0  
 Built Year: 2002  
 SqFt: 739 sqft  
 DOM: 1 days  
 Condo Fee: 617  
 LP/SF: \$575.1  
 Taxes: \$1,724/2020Yr  
 Parking : Underground  
 Listed by RE/MAX ALPINE REALTY

**Costs to Run Short Term Rental Varies from Building to Building. In Order to Compute the Most Accurate ROI, You will Need to Analyze the Breakdown of Operating Expenses Line by Line. Please Contact Your Trusted Short Term Rental Experts to Help You Through Due Diligence Process. Remember, in This Market, Net Income Dictates the Value of the Properties.**




# CONTACT US!


Our Proprietary System Monitors and Consolidates All Active AirBNB and VRBO Listings in Canmore, Prepare the Benchmark Monthly Revenue, Occupancy Rate, and Average Daily Rate for You to Analyze, Compare, and Make Investment Decisions.

## 996Realty

 [www.996realty.com](http://www.996realty.com)

 [team@996realty.com](mailto:team@996realty.com)

 (403) 888-9881

 5940 Macleod Tr SW Suite 500  
Calgary, Alberta T2H 2G4  
Canada

