



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102, 1315 Spring Creek Gate
Canmore, Alberta

MLS # A2216302



\$825,000

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	12
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	None		

Immaculate South-Facing Condo with Trail Access & Rooftop Amenities ‐ Unbeatable Location! Welcome to your dream home in one of Canmore's most sought-after locations—just steps from the scenic creek paths, Bridgette Bar, and the heart of downtown! This sun-drenched, south-facing unit features a private walkout deck that opens directly to the trails, perfect for morning coffee or evening strolls. Inside, you'll find an open-concept layout with an induction cooktop, sleek modern kitchen, and a dedicated private office. The huge primary bedroom offers space, comfort, and natural light, while the spa-inspired bathroom and in-suite laundry add convenience and luxury. Parking is a breeze with a great parking stall & storage locker included. Residents enjoy top-tier amenities: Rooftop hot tub with stunning mountain views, Fully-equipped fitness centre, Modern gathering room for events or relaxing.