



**GRASSROOTS**  
REALTY GROUP

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311, 1002 8 Avenue  
Canmore, Alberta

MLS # A2233464



**\$1,174,900**

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 681
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: n/a

Visit REALTOR® website for additional information. Top-floor corner unit just steps from Main Street, river pathways, shops, and dining. Zoned for short-term rentals and fully furnished, this 2-bedroom, 2-bath condo is a proven income earner with immediate revenue potential. Enjoy vaulted ceilings, cherry hardwood floors, and stunning south-facing mountain views through expansive windows. The open-concept layout features a stylish kitchen with granite countertops and stainless-steel appliances, a cozy living area with gas fireplace, and spacious bedrooms—including a primary suite. Includes in-suite laundry, heated underground parking, and private storage. A rare and ready-to-go investment or personal retreat!