



**GRASSROOTS**  
REALTY GROUP

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

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 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

**Heating:** Baseboard, Forced Air

**Floors:** Hardwood

**Roof:** Metal

**Basement:** None

**Exterior:** Stone, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Granite Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 681

**LLD:** -

**Zoning:** TC

**Utilities:** -

**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!