



**GRASSROOTS**  
REALTY GROUP

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203, 743 Railway Avenue  
Canmore, Alberta

MLS # A2237996



**\$855,000**

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	907 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

**Heating:** Standard, Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Composite Siding, Stucco, Wood Frame

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 806

**LLD:** -

**Zoning:** GD

**Utilities:** -

**Inclusions:** Window Coverings

This is hands down one of the smartest investment opportunities currently available in Canmore. Located in the highly sought-after Boardwalk development—just one block from Main Street—this 2-bedroom, 2-bathroom unit offers unbeatable value and future upside. The property backs directly onto the sun-drenched Policeman Creek environmental reserve, offering tranquil south-facing views, easy access to scenic trails, and a peaceful natural setting that guests and owners alike will love. Wake up to the sounds of nature while being just steps from cafes, restaurants, and shops—blending serenity with walkable convenience. Zoned for tourist use and ideal for short-term rentals, this unit has been previously rented long-term and is priced to give buyers room to upgrade and furnish to their style. As Canmore continues to grow, properties in walkable downtown locations like this will command stronger average daily rental rates and experience long-term demand appreciation. With in-floor radiant heat, underground parking, and a premium location that checks every box, this is an incredible chance to secure a cash-flowing asset in the heart of town. Don't miss out—opportunities like this are rare.