



GRASSROOTS
REALTY GROUP

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**201, 170 Crossbow Place
Canmore, Alberta**

MLS # A2250216



\$736,000

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,213 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 879
LLD:	-
Zoning:	R3 - Residential
Utilities:	-

Inclusions: N/A

Nature is the focus of this home with treed views & striking mountain vistas from all windows, and located just a 60-second walk to the stunning shores of the Bow River. Your amenities building include: a professional-grade fitness centre, indoor & outdoor hot tubs, infrared sauna, pool & ping pong tables, and a large clubhouse with even more features. With two balconies, you'll find yourself enjoying more time outdoors throughout the day. Stay warm and secure with heated underground parking & a sizable storage cage for all your mountain gear. From your front door, explore multiple mountain biking & hiking trails, or hop on the paved bike path or free local bus to downtown Canmore. (Bus stop at the complex entrance) A new commercial hub under construction just a short walk away. Soon offering a grocery store, coffee shop, brew pub, restaurants, retail, services, and a gas station. Furnishings & household items package could potentially be for sale in a turn-key purchase. This home fits the bill for full-time residence, a weekend escape, or an investment in Canmore's growing real estate market.