



GRASSROOTS
REALTY GROUP

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**319, 170 Crossbow Place
Canmore, Alberta**

MLS # A2270792



\$729,900

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,348 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Concrete, Mixed
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 1,004
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: N/A

Direct views of the iconic Three Sisters mountains from every SW facing window from this top floor penthouse! Enjoy the expansive 1,348 sq.ft. living space spread across multiple levels, providing privacy and comfort for families or entertaining guests. The large kitchen / dining / living area is larger than most apartment or townhouse style properties in Canmore at the affordable end of the market creating a great place to relax and enjoy your time with others. There have been thoughtful and bright upgrades to the flooring, quartz kitchen counter top, and cabinets throughout giving it a warm mountain feel with a modern touch. The 2 large bedrooms upstairs have attractive ceiling lines, solid wood doors throughout and versatile layouts that allow for extra furniture like a sofa, work station, kids play area etc… The SW facing aspect towards the Three Sisters has the advantage of being very quiet compared to the NE aspect which has loud highway & train noise, especially with the windows open in the summer. A popular feature are the 2 titled parking stalls that come with the unit and a storage locker located at the end of the indoor parking stall. Crossbow has one of the best clubhouses in any building in Canmore with features you will not find elsewhere including: 2 hot tubs (one indoor and one outdoor), dry sauna, a sizable and well equipped gym, 2 pool tables, a ping pong table and lounge area / library. The Three Sisters area is a gateway to endless activities, including direct access to an extensive network of forest trails, from leisurely strolls along the Bow River Pathway to challenging scrambles up Ha Ling Peak. Explore the Three Sisters Pathway, enjoy kayaking or paddle boarding on Quarry Lake, disc golf, or cross-country skiing at the Canmore Nordic Centre. Crossbow is ideally located just a few steps away from the Bow River where you can

catch the evening sun setting over Rundle Mountain or try your hand at fishing just out your door. The Three Sisters community is growing, with future plans for retail, office, and restaurant spaces at "The Gateway," including an IGA grocery store. Canmore's charming downtown is just a short drive or bike ride away.