



**GRASSROOTS**  
REALTY GROUP

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202B, 1 industrial Place  
Canmore, Alberta

MLS # A2270964



**\$549,900**

Division:	Larch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	559 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 375
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Mixed, Stone	Zoning:	EHD
Foundation:	-	Utilities:	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s)

**Inclusions:** All furniture

Welcome to this stylish and highly functional loft-style unit located in the heart of Canmore. Thoughtfully designed and fully furnished, this contemporary retreat blends comfort, convenience, and mountain-town charm. Step inside to an open, airy layout featuring sleek stainless-steel appliances and an abundance of cabinet space to keep everything organized. The unit also includes a European-style in-suite washer/dryer, adding exceptional everyday convenience. A covered private deck extends the living space outdoors, perfect for relaxing and taking in the fresh mountain air year-round. This property offers outstanding amenities, including secured bike storage, individual storage lockers, and the added benefit of industrial-grade laundry machines onsite for larger loads. Perfectly situated, the location is a standout: walking distance to downtown Canmore and just moments from shopping, transit, nature trails, the golf course, and the area's endless outdoor recreation.