



**GRASSROOTS**  
REALTY GROUP

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

206, 1160 Railway Avenue  
Canmore, Alberta

MLS # A2271489



**\$1,417,500**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Town Centre_Canmore                |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,265 sq.ft.                       | Age:   | 2004 (21 yrs old) |
| Beds:     | 3                                  | Baths: | 2                 |
| Garage:   | Tandem, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                      |
|-------------|------------------------------------------------------|
| Heating:    | Baseboard, In Floor, Electric                        |
| Floors:     | Carpet, Other, Tile                                  |
| Roof:       | Asphalt Shingle                                      |
| Basement:   | -                                                    |
| Exterior:   | Wood Frame                                           |
| Foundation: | -                                                    |
| Features:   | Natural Woodwork, Quartz Counters, Walk-In Closet(s) |

|            |          |
|------------|----------|
| Water:     | -        |
| Sewer:     | -        |
| Condo Fee: | \$ 1,264 |
| LLD:       | -        |
| Zoning:    | GD       |
| Utilities: | -        |

**Inclusions:** All furniture, housewares, kitchenwares, linens, decor, art, and electronics

Canmore Crossing has it all! True 3 bedroom units are rare. This one is tastefully updated, turn-key and move-in ready with everything you need to enjoy your own home base in the Rockies and/or use it as a short term rental while you're not there. You can't beat this central location - residents and visitors LOVE being able to zip downstairs to grocery stores, cafes, banks, restaurants, liquor stores, bike shops, and more! Just a stones throw from Main Street and Elevation Place (climbing gym, pool, library) and local dining and services. There are TWO heated underground parking spaces, so park the car and get ready to explore. A double sized storage locker accommodates skis, boards, and gear. Great connectivity to the Legacy Trail and other walking/biking routes. Two balconies face west; BBQ in the afternoon sun and then book the rooftop hot tub for a soak. \$1,350,000 + GST = \$1,417,500. Talk to your Associate and accountant about GST deferral options.