



**GRASSROOTS**  
REALTY GROUP

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112, 379 Spring Creek Drive  
Canmore, Alberta

MLS # A2274122



**\$1,469,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Spring Creek                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,112 sq.ft.                       | Age:   | 2009 (16 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |         |
|-------------|--|------------|---------|
| Heating:    | Boiler, In Floor, Geothermal           | Water:     | -       |
| Floors:     | Hardwood, Tile                         | Sewer:     | -       |
| Roof:       | -                                      | Condo Fee: | \$ 911  |
| Basement:   | -                                      | LLD:       | -       |
| Exterior:   | Stone, Stucco, Wood Frame, Wood Siding | Zoning:    | Tourist |
| Foundation: | -                                      | Utilities: | -       |
| Features:   | Granite Counters, Kitchen Island       |            |         |

**Inclusions:** All good/items in the unit as off the listing going on the MLS.

**\*\*OPEN HOUSE - DECEMBER 7th 12-3pm\*\*** This is a rare and highly sought-after opportunity in Spring Creek. This tourist-zoned 2 bed, 2 bath home offers exceptional mountain views, incredible revenue potential, and one of the cleanest ownership histories you will find. Lightly lived in by a single owner, the property is in phenomenal condition and is an ideal choice for buyers seeking a premium short term rental investment or a low-maintenance mountain retreat. The open-concept layout is bright and welcoming with large windows that frame the mountain backdrop and a natural connection to a private patio. Its fully wheelchair-accessible design makes it one of the only short term rentable accessible units in Spring Creek, significantly expanding its guest appeal and long-term value. Ownership is simplified with thoughtful conveniences that include 2 storage rooms located steps from the front door, an oversized underground parking stall suitable for larger vehicles, secured gear storage, and efficient geothermal heating and cooling for year-round comfort. Opportunities like this, combining condition, views, accessibility, and strong revenue potential, rarely come to market in Spring Creek. Whether you are looking to maximize income, secure a premium getaway, or hold a long-term asset in one of Canmore's most established resort communities, this home stands out as a truly exceptional offering.