



GRASSROOTS
REALTY GROUP

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**311, 1505 Spring Creek Gate
Canmore, Alberta**

MLS # A2274158

\$1,345,000



Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,322 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 980
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Silent Floor Joists, Stone, Wood Frame	Zoning:	DC-SCMV-CR
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to #311 at Black Swift Lodge, the newest condominium development in the highly sought-after Spring Creek neighborhood. This third-floor corner unit offers spectacular northwest-facing views of Lady MacDonald and Grotto Mountain, and is located just steps from the central plaza with shops and restaurants, as well as an easy walk to downtown Canmore's boutique stores. Featuring two spacious bedrooms, plus a den, and two luxury bathrooms, this home blends contemporary design with the tranquility of mountain living. The open-concept living area is bathed in natural light from the expansive windows unique to a corner suite. A gourmet kitchen with quartz countertops, hardwood flooring, and stainless steel appliances is ideal for both everyday living and entertaining. The primary suite features a spa-inspired ensuite and a large walk-in closet, while the additional bedroom and generous den provide plenty of space for guests or a home office. Residents of Black Swift enjoy access to a courtyard complete with a hot tub and stunning views of the Three Sisters and Ha Ling Peak. A well-equipped fitness room and scenic walking trails along Spring Creek further enhance the lifestyle experience. Full Alberta New Home Warranty coverage is included with this new, never-lived-in residence. Whether you're searching for a full-time home or a perfect mountain escape, this property delivers an exceptional blend of lifestyle, comfort, and location. Listing agent is an owner.