



GRASSROOTS
REALTY GROUP

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206, 1160 Railway Avenue
Canmore, Alberta

MLS # A2274864



\$1,464,750

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:	\$ 1,302
LLD:	-
Zoning:	GD
Utilities:	-

Inclusions: Furnishings, housewares, kitchenware, linens, artwork, decor, electronics

Canmore Crossing has it all! True 3 bedroom tourist homes 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 or long 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. This condo can accommodate 8 guests. 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. \$1,395,000 + GST = \$1,464,750. Talk to your Associate and accountant about GST deferral options.