



**206, 1160 Railway Avenue  
Canmore, Alberta**

**MLS # A2277142**



**\$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 (22 yrs old)

**Beds:** 3      **Baths:** 2

**Garage:** Tandem, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,302

**LLD:** -

**Zoning:** GD

**Utilities:** -

**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)

**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.