



**215, 175 Crossbow Place  
Canmore, Alberta**

**MLS # A2278315**

**\$747,900**



<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,148
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Most Furniture Included, if desired. Contact Agent for list of included items.

This thoughtfully laid out 2-bedroom, 2-bathroom corner unit offers 1,237 sq ft of bright, open-concept living space, featuring two spacious primary suites—each with its own ensuite. The main living area is enhanced by new luxury vinyl plank flooring, while two peaceful decks provide quiet outdoor retreats backing onto serene wooded greenspace—just steps from the Bow River. Owners enjoy access to a first-class clubhouse with an indoor pool, indoor/outdoor hot tub, sauna, steam room, fitness centre, theatre, event space, and games area with billiards, table tennis, and shuffleboard. Complete with titled underground parking and a secure storage locker, this is low-maintenance living in one of Canmore's finest adult communities. Furnishings Negotiable. -Listing Agents are Related to the Sellers.