



**GRASSROOTS**  
REALTY GROUP

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**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>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Stone, Wood Frame

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,148

**LLD:** -

**Zoning:** R3

**Utilities:** -

**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&mdash;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&mdash;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&rsquo;s finest adult communities. Furnishings Negotiable. -Listing Agents are Related to the Sellers.