



316, 115 Elk Run Boulevard  
Canmore, Alberta

MLS # A2279650



**\$579,000**

<b>Division:</b>	Elk Run		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 463
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Spacious two bedroom apartment with mountain views. This thoughtfully designed two bedroom, two bathroom residence is located in the well maintained Pointe of View complex and features new flooring throughout. The open concept layout offers a welcoming living space centered around a cozy gas fireplace, complemented by large windows that frame panoramic mountain views. Step outside to a generous patio, perfect for enjoying fresh mountain air. The primary suite features a walk through closet and a private ensuite, while a second well proportioned bedroom and full bathroom provide comfortable accommodations for family or guests. Additional highlights include in suite laundry and assigned parking. Situated in a low density neighbourhood, residents enjoy access to an outdoor playground ideal for young families. This pet friendly community is located directly across from world class trail systems, making it an excellent choice for outdoor enthusiasts seeking both comfort and convenience in the heart of Canmore.