



**GRASSROOTS**  
REALTY GROUP

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**313, 170 Crossbow Place  
Canmore, Alberta**

**MLS # A2280949**



**\$744,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Log, Stone, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 980

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** N/A / Vinyl plank flooring negotiable

A bright, two-level top-floor home with mountain views, a functional layout, and excellent on-site amenities. This south-facing 2-bedroom plus den residence spans 1364 square feet on two levels, offering strong natural light throughout the day and mountain views from every window. The layout provides clear separation between living and sleeping areas, giving the home a townhouse-style feel that's rarely found in condominium living. The main level is dedicated to daily living and includes a spacious kitchen with breakfast bar, a defined dining area, and a comfortable living room with a river stone gas fireplace, and access to the balcony. A dedicated laundry room and a large den on this level add practical flexibility for a home office, guest space, or additional storage. The upper level is reserved for the sleeping quarters. The primary bedroom is notably large and includes a full ensuite bathroom, creating a private retreat. A second well-sized bedroom, an additional full bathroom, generous closet space, and a secondary entrance complete this level, enhancing both functionality and convenience. Owners enjoy access to a well-appointed amenity lodge featuring a fully equipped fitness centre, steam room, and multiple hot tubs—valuable amenities that support an active lifestyle and reduce ongoing costs. A well-maintained, two-level unit in a solid condominium complex, offering space, privacy, and long-term livability in an established Canmore location.