



**203, 905 Spring Creek Drive  
Canmore, Alberta**

**MLS # A2282408**

**\$2,350,950**



|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Spring Creek                       |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,523 sq.ft.                       | <b>Age:</b>   | 2019 (7 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>    | In Floor, Geothermal  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 852    |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | DC-SCMV-C |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Soaking Tub, Wood Windows |                   |           |

**Inclusions:** Furniture, furnishings, accessories, kitchenware, wall art

this property is a rare Tourist Home designated 2-bedroom + den (3rd bedroom) investment opportunity in White Spruce Lodge located in Spring Creek in downtown Canmore. This property is turn-key and sold fully furnished, with rentals on the books for 2026. This lovely corner unit has windows on all sides bringing in abundant natural light, great views, and is located on the highly sought after Spring Creek Plaza overlooking the pond and steps from the Bridgette Bar restaurant, other great retail amenities, parks, paths and walking distance to Main Street Canmore. The large gourmet kitchen and living area are ideal for family gatherings complete with stainless appliances, large quartz counters, hardwood floors, and a stone gas fireplace. The primary bedroom features a king bed, walk in closet and a 5-piece spa inspired ensuite bathroom. White Spruce Lodge has an inviting courtyard hot tub, an exercise room on the main level, with an underground titled parking stall and assigned storage cage for the condo.