



GRASSROOTS
REALTY GROUP

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407, 1140 Railway Avenue
Canmore, Alberta

MLS # A2284764



\$1,447,950

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,279 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Electric, Natural Gas

Floors: Carpet, Slate, Stone

Roof: Asphalt Shingle

Basement: -

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Elevator, Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 1,513

LLD: -

Zoning: GD

Utilities: -

Inclusions: All window coverings, All furniture, Furnishings, Artwork, All household items, 2 front door keys, 2 complex keys, All door codes

Perched on the end of the top floor in the vibrant heart of Canmore, this 3-bedroom, turn-key short-term rental blends alpine grandeur with effortless income potential. Bordering the iconic wilderness of Banff National Park, you and your guests will marvel at the endless Rocky Mountain peaks that shift beautifully with the changing light of day. At almost 1300 sqft and priced at \$1,379,000+GST, this is the time to finally own in Canmore. Inside, soaring vaulted ceilings crown every room, enhancing the sense of space and drawing in natural light from every angle. The bedrooms are positioned to offer the rare luxury of waking up to uninterrupted mountain views from the pillows of all 3 beds. In the living room, large windows frame the Rockies so completely that every seat becomes the best seat in the house. The large kitchen is designed for gathering and entertaining, featuring rich granite countertops, generous cabinetry, and ample preparation space. Whether hosting an après-ski dinner or a relaxed morning brunch before heading out on the trails, the open-concept layout flows seamlessly into the dining and living areas, creating an inviting atmosphere for connection and comfort. Offered fully furnished, the residence is thoughtfully curated and truly turn-key, ready for immediate enjoyment or continued short-term rental success. With two full bathrooms and convenient in-suite laundry, practicality meets elevated mountain living. As a proven income generator, the property offers exceptional flexibility, serving equally well as a personal alpine retreat and a high-performing investment. Residents and guests enjoy access to 2 rooftop hot tubs overlooking the surrounding mountain vistas, where evenings can be spent soaking under a canopy of stars. The complex also features an additional indoor hot tub and 2 well equipped gyms, enhancing the

resort-style experience year-round. Located in downtown Canmore, every possible convenience is just steps away, including acclaimed restaurants, grocery stores, ski and bike shops, locally owned boutiques, artisan goods, and even your morning stop at Starbucks or Tim Hortons. Here, you can leave the cars behind in your warm and secure 2 car parking spot and immerse yourself in the rhythm of mountain town living. This top-floor corner Rocky Mountain sanctuary offers views from every room, comfort in every detail, and the rare opportunity to own a fully furnished, high-performing property on the doorstep of one of Canada's most celebrated national parks. Call and book a viewing today!