



**12, 9 Blackrock Crescent W  
Canmore, Alberta**

**MLS # A2290028**



**\$798,000**

<b>Division:</b>	Benchlands		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Assigned, Covered, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R3-SC
<b>Foundation:</b>	Slab	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Enjoy breathtaking mountain views from the large private balcony of this spacious top floor 3 bedroom , 1 bathroom home. Thoughtfully designed with comfortable living all on one floor, this unit features in-suite laundry and upgraded appliances for added convenience. The oversized heated storage area provides exceptional space for seasonal items and extras. Includes 2 assigned parking stalls (one covered). A fantastic opportunity offering space, functionality, and incredible views all in one package.