



206, 1120 Railway Avenue
Canmore, Alberta

MLS # A2298628

\$1,223,250



Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,100 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,052
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Wood Siding	Zoning:	Tourist
Foundation:	Slab	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, See Remarks, Stone Counters, Walk-In Closet(s)

Inclusions: This is a turnkey short-term rental property

Welcome to Canmore Crossing, a centrally located and highly sought-after complex offering the perfect blend of lifestyle, convenience, and investment potential in the heart of Canmore. This 1100sqft, well-appointed 2-bedroom, 2-bathroom unit features a bright, open-concept layout with a functional floor plan designed for both everyday living and weekend escapes. The spacious kitchen flows seamlessly into the dining and living areas, creating an inviting space for entertaining or relaxing after a day in the mountains. Large windows bring in natural light and showcase stunning mountain views, while the private balcony offers the perfect spot to unwind and take it all in. The primary bedroom includes a generous closet and full ensuite, while the second bedroom provides flexibility for guests, family, or a home office setup. Owners and guests enjoy access to desirable amenities, including a fitness area and hot tub, along with secure underground parking and convenient elevator access. Located just steps from shops, restaurants, trails, and transit, this property offers exceptional walkability and easy access to everything Canmore has to offer. Being Tourist-zoned, this property offers the widest range of flexibility. Whether you're looking for a full-time residence, weekend retreat, or short-term rental property, this is a fantastic opportunity in one of Canmore's most accessible and well-established communities.