



**300, 1140 Railway Avenue
Canmore, Alberta**

MLS # A2299405



\$960,750

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,052
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, Wood Frame	Zoning:	GD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Recreation Facilities, Storage, Wood Windows		

Inclusions: BBQ, most furnishings, wall mount TV

For more information, please click the "More Information" button. With a 4.95 star rating and generating amazing revenue in 2025 with opportunity for more, this two bedroom unit provides an excellent opportunity as a short term rental property. It has an open concept kitchen and living area with a stone faced gas fire place, abundant natural light from large windows and access to a spacious deck, boasting breathtaking views of East End of Rundle and Ha Ling Peak. The bedrooms are integrated, connected by a walk through ensuite equipped with a vanity, walk in shower, tub and heated flooring. Completing the suite are an additional 2 piece bathroom and stacked laundry. The complex offers rooftop hot tubs, an indoor hot tub, fitness facilities, secure entry with elevator access, titled heated underground parking and a storage cage. Situated in Canmore Crossing, conveniently positioned in central Canmore, surrounded by amenities such as shopping, restaurants and easy access to the downtown creek/river side trail system. Its coveted tourist zoning allows for flexible ownership options, whether for full time residency or potential revenue through short term rentals. Price includes GST.