



**GRASSROOTS**  
REALTY GROUP

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207, 1140 Railway Avenue  
Canmore, Alberta

MLS # A2109562



**\$892,395**

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	891 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,015
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	Tourist
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities		
Inclusions:	N/A		

With a 4.98-star rating and generating over \$81,000 in revenues with a 78% occupancy in 2023, this one-bedroom plus den unit guarantees satisfaction. As you step inside, a feeling of escape envelops you. Professionally designed, it features an open-concept kitchen and living area with a stone-faced gas fireplace, abundant natural light from large windows, and access to a spacious deck boasting breathtaking views of Lady MacDonald. The master bedroom and den are intelligently integrated, connected by a generous walk-through ensuite equipped with a double vanity, walk-in shower, tub, and heated flooring. Completing the suite are an additional 2pc powder room and stacked laundry. The complex offers rooftop hot tubs, multiple fitness facilities, secure entry with elevator access, titled heated underground parking, and a storage cage. Situated in Canmore Crossing condo, conveniently positioned in the heart of Canmore, surrounded by amenities such as shopping, restaurants, and easy access to the downtown Creekside trail system. Its coveted TOURIST zoning allows for flexible ownership options, whether for full-time residency or potential revenue through short-term rentals. Prepare to be impressed.