



202, 743 Railway Avenue  
Canmore, Alberta

MLS # A2119348



**\$830,000**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 806
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Tourist Home
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Price including Furniture

Opportunities in the short-term rental market. This central apartment, located in the Tourist Zone, offers spectacular views of the mountains. It features two bedrooms and two bathrooms and is situated in the sought-after Boardwalk building. The property provides scenic vistas of both the Three Sisters and the Rundle mountain ranges. Its prime location is just moments away from the vibrant downtown area, full of shops and eateries. The apartment is also opposite Elevation Place and near a variety of hiking and biking paths. The interior includes a spacious layout with two large bedrooms, two full bathrooms, and an open-plan kitchen, dining, and living space, complemented by a cozy fireplace. Recent upgrades include new kitchen countertops, flooring, and bathroom sinks. The living area extends to a balcony overlooking a tranquil creek, while still offering magnificent mountain views. This unit comes with secure underground parking, locked storage, and gated courtyard entry. The building's zoning allows for both permanent residency and short-term rentals. Seize the opportunity to enjoy urban life with the beauty of nature just outside your door. Furniture is not part of the sale but can be discussed. GST is not applicable as it was a long-term rental occupation.