201, 1140 Railway Avenue
Canmore, Alberta

MLS # A2127269

$799,000

Division:	Town Centre_Canmore
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	886 sq.ft.	**Age:**	2003 (21 yrs old)
Beds:	2	**Baths:**	1 full / 1 half

Garage:	Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 1,015
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Other, Wood Frame, Wood Siding	**Zoning:**	Tourist Home
Foundation:	-	**Utilities:**	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Willing to part with furniture and goods - excluding personal iteme, green rocking chir and plants

Welcome to your bright and spacious one bedroom plus den, full plus half bath mountain sanctuary in the heart of Canmore. This stylish tourist home condo is currently owner occupied, allowing new owners to step into an immaculately maintained home with no GST applicable. The flexible zoning allows owners to live full time, rent long or short term and earn revenue while you aren’t using your property. Upon entering, you are greeted by a large kitchen leading to a stunning living and dining space featuring mountain views from every window. Curl up to your cozy river rock fireplace after a full day playing in the Rockies. Wake up to stunning mountain views and continue to enjoy the majestic views while sipping your morning coffee on your patio. This property features a brand-new stacked washer and dryer and the full bathroom features a tub/shower combo plus it’s own separate walk in shower.   The den provides a queen murphy bed for comfort and flexibility of use. Building amenities include a fitness centre, underground heated parking and an incredible rooftop hot tub. This highly coveted location provides easy, walkable access to grocery stores, many shops and restaurants and steps to Main Street and downtown Canmore. Furniture is negotiable for a turn key purchase.