



**204, 155 Crossbow Place  
Canmore, Alberta**

**MLS # A2171125**



**\$585,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Owned, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Tile, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 800

**Basement:** -

**LLD:** -

**Exterior:** Cedar, Stucco

**Zoning:** r3

**Foundation:** -

**Utilities:** -

**Features:** Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry

**Inclusions:** none

**SERENE RIVERSIDE LIVING !** Welcome to your Canmore retreat in a quiet, private complex, offering a perfect blend of comfort and community. This beautifully designed 1 plus den, 2-bathroom condo features a modern, open floor plan that provides ample space for both relaxation and entertaining. Step into your bright and airy living room, perfect for unwinding after a long day, with large windows that fill the space with natural light. The heart of this home is the kitchen, complete with new appliances and a large pantry, ensuring all your culinary needs are met. The master bedroom boasts its own en-suite bathroom, providing a luxurious and private space just for you. Tucked away in a private location within the building, this unit offers peace and quiet, along with the convenience of a storage locker offering extra space for all of your mountain gear. Step outside and enjoy the riverside trails that lead you into town, perfect for morning jogs or leisurely walks. The complex itself fosters a strong sense of community, with frequent group gatherings and a wealth of amenities at your disposal. Enjoy access to the clubhouse, featuring both indoor and outdoor pools, a steam room, sauna, fitness center, theatre room, and even a games room. If you're looking for a peaceful, spacious home with a friendly community feel, this is the place for you! Don't miss out on this exceptional living experience—schedule your viewing today!