



**GRASSROOTS**  
REALTY GROUP

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**107, 379 Spring Creek Drive  
Canmore, Alberta**

**MLS # A2225670**



**\$1,468,845**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spring Creek                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,101 sq.ft.                       | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                      | <b>Condo Fee:</b> | \$ 850 |
| <b>Basement:</b>   | -                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | SCMV   |
| <b>Foundation:</b> | -                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island       |                   |        |

**Inclusions:** Kitchen accoutrements, all fixtures, appliances, window coverings, BBQ

Welcome to a rare opportunity to own a tourist-zoned condo that seamlessly blends luxury living with investment potential. Generating strong rental revenue, this south-facing unit is perfectly positioned to enjoy breathtaking views of Ha Ling Peak while providing an unforgettable mountain escape. Situated next to Policeman's Creek, this prime location invites you to park the car and embrace outdoor living with direct access to walking and biking trails. Built for year-round comfort, the home features geothermal heating and cooling, ensuring efficiency and sustainability. Thoughtful touches enhance everyday living, including secure heated underground parking, a gas fireplace, a private patio, a gas BBQ on the deck, and ample storage options—in-unit, on the deck, and in the parkade. The heated bathroom flooring adds a cozy touch on crisp mountain mornings. Whether you're looking for a profitable investment or a stunning mountain retreat, this exceptional property checks every box.