



206C, 1120 Railway Avenue
Canmore, Alberta

MLS # A2298628



\$1,207,500

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,100 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,052
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Wood Siding	Zoning:	Tourist
Foundation:	Slab	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, See Remarks, Stone Counters, Walk-In Closet(s)

Inclusions: This is a turnkey short-term rental property

Welcome to Canmore Crossing, a centrally located and highly sought-after TOURIST ZONED complex offering the most flexible blend of lifestyle, convenience, and investment potential in the heart of Canmore. This 1100sqft, well-appointed 2-bedroom, 2-bathroom unit features a bright, open-concept layout with a functional floor plan designed for both everyday living and weekend escapes. The spacious kitchen flows seamlessly into the dining and living areas, creating an inviting space for entertaining or relaxing after a day in the mountains. Large windows bring in natural light and showcase stunning Fairholme range mountain views, including Bald Eagle Peak while the private balcony offers the perfect spot to unwind and take it all in. The primary bedroom includes a generous closet and full ensuite, while the second bedroom and 4pc ensuite provides flexibility for guests. Owners and guests enjoy access to desirable amenities, including a fitness area and hot tub, along with secure underground parking and convenient elevator access. This property offers exceptional walkability and easy access to everything Canmore has to offer. Steps from shops, restaurants, trails, and transit, the complex is centrally located and buzzing during the day, but at night, it's just you, the mountains, and the stars. Whether you're looking for a full-time residence, weekend retreat, or short-term rental property, this is a fantastic opportunity in one of Canmore's most accessible and well-established communities. Listing price includes GST: \$1,165,000+GST. Speak to your tax professional about deferring the tax.