



**12, 9 Blackrock Crescent W
Canmore, Alberta**

MLS # A2310031



\$750,000

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|------------------|--|---------------|-------------------|
| Division: | Benchlands | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,190 sq.ft. | Age: | 1992 (34 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Additional Parking, Assigned, Covered, Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 650 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R3-SC |
| Foundation: | Slab | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Kitchen Island, Open Floorplan | | |

Inclusions: None

PRICE IMPROVED . TOP FLOOR 3-BEDROOM with PANORAMIC MOUNTAIN VIEWS -2 PARKING STALLS+ OVERSIZED STORAGE. Newly priced for today's market, this top-floor true 3-bedroom condo offers 1,090 sq. ft. of bright, functional living space with sweeping mountain views. Set on the top floor with no overhead neighbors, the home benefits from enhanced privacy, consistent natural light, and open views from the living and dining areas, extending to a large private balcony. The single-level layout is designed for flexibility, with 3 true bedrooms suited to a guest space, remote work, or shared living arrangements. A standout feature in this segment is the rare utility package: two assigned parking stalls, (including one covered) paired with an oversized Heated Storage Room located by the covered parking stall. This combination is uncommon in Canmore condos and provides secure, highly usable space for skis, bikes, and seasonal gear. In suite laundry and upgraded appliances support everyday convenience and ease of ownership. Located in a Cougar Creek setting the property offers a residential environment with direct access to trails, local amenities, and the town core. A strong option for buyers prioritizing space, storage, parking security, and long-term livability in an established Canmore neighborhood.