



**210, 1408 Spring Creek Gate
Canmore, Alberta**

MLS # A2315325



\$2,299,500

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,298 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 906
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	DC-SCMV-CR
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: All indoor and outdoor furniture, household items, kitchenware, and electronics.

Asking price is \$2,190,000 +GST. Consult accountant regarding GST input tax credit recovery. Spring Creek Mountain Village, one of Canmore's most desirable communities. This upscale residence, approved for short term rentals, and full time living is the ideal investment and future retirement residence. Just a short stroll to the vibrant downtown core, and steps from Canmore's chic culinary hotspot, Bridgette Bar. The nearby free Roam Transit stop allows for easy car-free visits in both Canmore and to the Banff National Park. This spacious 3-bedroom, single floor home, features generous living spaces for gathering with family and friends, and oversized windows allowing mountain views from every room. The extra-large deck creates additional living space to gather or relax. Owners and guests alike can enjoy the outdoor hot tub, gym, and heated, titled underground parking. As one of Canmore's highest rated Airbnb listings, awarded both "Guest Favorite" & "Top 10% of Homes" status, your investment is already a coveted destination. Whether you're seeking a full-time residence, a weekend escape, or a property with established short-term rental potential, this is your opportunity to secure your own special piece of Canmore.