



GRASSROOTS
REALTY GROUP

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205B, 1 Industrial Place
Canmore, Alberta

MLS # A2316428



\$535,000

Division:	Larch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	585 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Parking Lot, Stall, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, High Efficiency, Electric	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	12P
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Air Conditioner

Enjoy stunning west-facing mountain views from this charming loft style condo, ideally located within walking distance of downtown Canmore's shops, restaurants, cafes, and extensive trail network. Blending cozy cabin inspired character with modern comforts, the open-concept living space features a modern kitchen and dining area that seamlessly connects to the living room and private balcony, all framed by breathtaking Rocky Mountain vistas. The lofted bedroom creates a unique and inviting retreat, complete with armoire style closet storage. A newly installed air conditioner ensures year round comfort. Additional building amenities include secure bike storage, a convenient dog wash station, a private storage unit, e-bike charging, and complimentary extra laundry facilities. One occupant of the home must be employed within the Bow Valley for a minimum of 20 hours per week. *photos are of a different unit with an identical layout