



107, 175 Crossbow Place  
Canmore, Alberta

MLS # A2321838



**\$699,500**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl

**Roof:** -

**Basement:** -

**Exterior:** Stone, Wood Frame

**Foundation:** -

**Features:** Granite Counters, Kitchen Island, Pantry, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 984

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** non

Introducing 107-175 Crossbow Point, a warm and inviting 2 bedroom, 2 bathroom residence in Canmore's Crossbow Point, a 40+ adult living community offering relaxed mountain living, strong owner amenities, and a peaceful natural setting. This dog-friendly complex, with restrictions and board approval, is especially appealing with a gated balcony that provides easy access to the surrounding greenspace. The Bow River is merely a minute's walk away, making daily dog walks, riverside strolls, and quiet time outdoors incredibly convenient. For everyday essentials, The Gateway at Three Sisters, including IGA, is only about a 4-minute drive away. Inside, the home offers a comfortable open kitchen, dining, and living area with rich wood cabinetry, stainless steel appliances, natural wood trim, warm wood-style flooring, and a cozy stone-faced gas fireplace. Large windows frame a private treed outlook, while the covered balcony/patio extends the living space outdoors. The thoughtful layout includes in-suite laundry, two full bathrooms, a spacious primary bedroom, and a flexible second bedroom ideal for guests, hobbies, or a home office. Owners enjoy access to impressive lodge-style amenities, including a fireside lounge, library, games room, theatre room, fitness area, indoor pool, sauna, meeting spaces, and outdoor gathering areas. A comfortable full-time home, weekend retreat, or lock-and-leave Canmore residence in a quiet setting close to nature, pathways, the Bow River, and nearby daily conveniences.