



**204, 512 Bow Valley Trail
Canmore, Alberta**

MLS # A2324728



\$685,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,132 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	res-multi
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: n/a

Bright and spacious two-storey condo featuring an open-concept design, soaring vaulted ceilings that create an inviting sense of space with a cozy corner gas fireplace and new appliances in the kitchen. Enjoy your morning coffee from the sunny east-facing balcony. The thoughtfully designed floor plan offers a bedroom and convenient 3-piece bathroom on the main level, ideal for guests, family, or a home office. Upstairs, you'll find a private primary bedroom retreat, a versatile den perfect for working from home or a reading nook, a full 4-piece bathroom, and additional storage space. With two bedrooms plus a den, an abundance of natural light, and a functional layout that maximizes both comfort and flexibility, this home is perfect for professionals, couples or small families. A wonderful opportunity to enjoy open-concept living with mountain views in a bright and welcoming home. There are 2 assigned parking spots and storage in the unit. No short term rentals allowed..