



GRASSROOTS
REALTY GROUP

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205, 600 Spring Creek Drive
Canmore, Alberta

MLS # A2336882



\$1,195,000

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,314 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, In Floor, Fireplace(s), Geothermal	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,022
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	Residential - 12P
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Storage		

Inclusions: painting lights, fouton and office desk

Located in the heart of Spring Creek, this beautifully upgraded 2-bedroom + den home, on the quiet side of the building, offers 1,314 sq ft of thoughtfully updated living space, plus 1 titled underground parking stall. Both bedrooms boast their own private ensuite bathroom — ideal for guests, roommates — plus a powder room for visitors. Inside, refinished hardwood floors and fresh paint run throughout, framed by a cozy gas fireplace in the open-concept living room and a private balcony. The kitchen has been tastefully updated with new quartz countertops and backsplash, refinished cabinetry and island, LED lighting, and some new appliances. The primary ensuite was fully renovated with a walk-in shower and infloor heated tile floors. The versatile den provides flexible space for a home office, studio, or guest overflow, with plenty of closet space throughout the home. Additional upgrades include new patio door screens, fully upgraded kitchen, and new lighting throughout the apartment — over \$57,000 in recent improvements in total. Steps from your door, Spring Creek's tree-lined pathways wind along the creek to quiet riverside benches, while the building's owners' lounge offers a stone fireplace, library, wet bar, and pool table for residents to enjoy. All this just minutes from downtown Canmore's shops, restaurants, and trailheads.