



GRASSROOTS
REALTY GROUP

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314, 1002 8th Avenue
Canmore, Alberta

MLS # A2344546



\$1,100,000

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	899 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Stone, Vinyl Siding
Foundation:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 639
LLD:	-
Zoning:	TC
Utilities:	-

Inclusions: N/A

Tourist zoned apartment with downtown convenience. Experience the best of Canmore living in this spacious, south facing, single level condominium ideally located just steps from downtown. With flexible tourist zoning, this versatile property offers the opportunity to enjoy as a full time residence, a short or long term rental, or combination of both. With two bedrooms and two bathrooms, the thoughtfully designed open concept layout is filled with natural light and framed by spectacular mountain views. The kitchen features stainless steel appliances, generous storage, and a convenient breakfast bar. The primary bedroom provides a peaceful retreat with a private ensuite, while the second bedroom offers flexibility for guests or a home office. Step outside onto the spacious south facing deck and soak in the fresh mountain air. Additional features include in suite laundry and underground parking. Enjoy Canmore's vibrant downtown, nearby shops and dining, and an extensive network of walking and biking trails right outside your door. Property can be sold fully furnished to make it turn key for short or long term rentals.