

311, 1002 8 Avenue  
Canmore, Alberta

MLS # A2233464



# \$1,174,900

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 681
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	TC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters		

**Inclusions:** n/a

Visit REALTOR® website for additional information. Top-floor corner unit just steps from Main Street, river pathways, shops, and dining. Zoned for short-term rentals and fully furnished, this 2-bedroom, 2-bath condo is a proven income earner with immediate revenue potential. Enjoy vaulted ceilings, cherry hardwood floors, and stunning south-facing mountain views through expansive windows. The open-concept layout features a stylish kitchen with granite countertops and stainless-steel appliances, a cozy living area with gas fireplace, and spacious bedrooms—including a primary suite. Includes in-suite laundry, heated underground parking, and private storage. A rare and ready-to-go investment or personal retreat!