

323, 901 mountain Street  
Canmore, Alberta

MLS # A2239275



# \$880,950

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bow Valley Trail                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 745 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Secured, Stall, Titled    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 784 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Wood Frame, Wood Siding                                  | <b>Zoning:</b>    | R4     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan |                   |        |

**Inclusions:** All furnishings, decor, dishware, bedding and linens. TV's and remotes. Turn key

This beautifully updated 2-bedroom, 2-bath condo in the Grande Rockies Resort offers stunning mountain views from the third floor, including iconic views of the Three Sisters. The open-concept layout features a private deck ideal for grilling or relaxing, two newly renovated bathrooms, and a brand-new washer and dryer. The condo comes fully furnished, including housewares, artwork, and decor. Located in one of Canmore's premier complexes, enjoy exceptional amenities such as an indoor pool, indoor/outdoor hot tub, fitness centre, and on-site bar & restaurant. The building has also recently renovated all common area hallways. Includes titled underground parking.