

**305, 170 Crossbow  
Canmore, Alberta**

**MLS # A2259584**

# \$729,000



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Three Sisters                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 1,271 sq.ft.                       | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                          | <b>Condo Fee:</b> | \$ 955 |
| <b>Basement:</b>   | -                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Siding | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan             |                   |        |

**Inclusions:** all furnishings included in the sale

Freshly painted two bedroom apartment In Crossbow Landing! Discover mountain living at its finest in this two bedroom, two bathroom property nestled in the heart of Three Sisters Mountain Village. This bright and airy condo features an open-concept kitchen flowing seamlessly into a generous dining and living area, complete with a cozy rock-surround gas fireplace. Step out onto the private deck and soak in breathtaking mountain views. The expansive primary bedroom includes an ensuite, while another bedroom and second full bathroom offer ample space for family, guests, or a home office—perfect for both weekend getaways and full-time living. Enjoy the convenience of secured underground parking, additional storage for your mountain gear and access to a beautifully appointed amenities building featuring a games room, fitness centre and hot tub. Ideally located just steps from scenic trails, the Bow River and Stewart Creek Golf Course, this home offers the perfect balance of adventure and relaxation.