

**202B, 1 industrial Place
Canmore, Alberta**

MLS # A2270964

\$549,900



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|------------------|------------------------------------|---------------|------------------|
| Division: | Larch | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Loft/Bachelor/Studio | | |
| Size: | 559 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Metal | Condo Fee: | \$ 375 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Frame, Mixed, Stone | Zoning: | EHD |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s) | | |

Inclusions: All furniture

Welcome to this stylish and highly functional loft-style unit located in the heart of Canmore. Thoughtfully designed and fully furnished, this contemporary retreat blends comfort, convenience, and mountain-town charm. Step inside to an open, airy layout featuring sleek stainless-steel appliances and an abundance of cabinet space to keep everything organized. The unit also includes a European-style in-suite washer/dryer, adding exceptional everyday convenience. A covered private deck extends the living space outdoors, perfect for relaxing and taking in the fresh mountain air year-round. This property offers outstanding amenities, including secured bike storage, individual storage lockers, and the added benefit of industrial-grade laundry machines onsite for larger loads. Perfectly situated, the location is a standout: walking distance to downtown Canmore and just moments from shopping, transit, nature trails, the golf course, and the area's endless outdoor recreation.