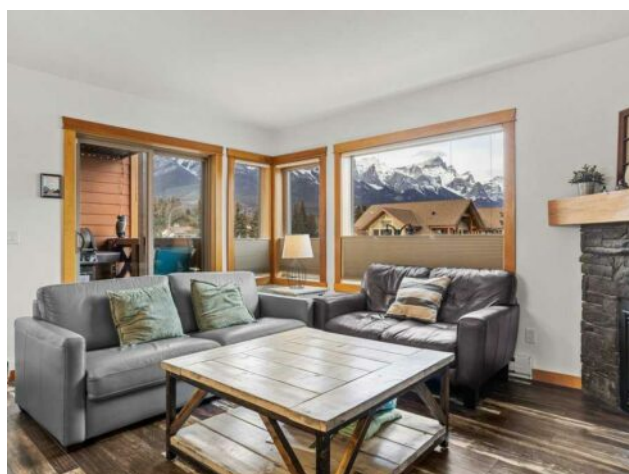


206, 1160 Railway Avenue
Canmore, Alberta

MLS # A2277142

\$1,464,750



Heating:	Baseboard, In Floor, Electric	Water:	-
Floors:	Carpet, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,302
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	GD
Foundation:	-	Utilities:	-
Features:	Natural Woodwork, Quartz Counters, Walk-In Closet(s)		

Inclusions: Furnishings, housewares, kitchenware, linens, artwork, decor, electronics

Canmore Crossing has it all! True 3 bedroom tourist homes are rare. This one is tastefully updated, turn-key and move-in ready with everything you need to enjoy your own home base in the Rockies and/or use it as a short or long term rental while you're not there. You can't beat this central location - residents and visitors LOVE being able to zip downstairs to grocery stores, cafes, banks, restaurants, liquor stores, bike shops, and more! Just a stones throw from Main Street and Elevation Place (climbing gym, pool, library) and local dining and services. This condo can accommodate 8 guests. There are TWO heated underground parking spaces, so park the car and get ready to explore. A double sized storage locker accommodates skis, boards, and gear. Great connectivity to the Legacy Trail and other walking/biking routes. Two balconies face west; BBQ in the afternoon sun and then book the rooftop hot tub for a soak. \$1,395,000 + GST = \$1,464,750. Talk to your Associate and accountant about GST deferral options.