

**215, 175 Crossbow Place  
Canmore, Alberta**

**MLS # A2278315**



# \$747,900

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,237 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>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,148
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Most Furniture Included, if desired. Contact Agent for list of included items.

This thoughtfully laid out 2-bedroom, 2-bathroom corner unit offers 1,237 sq ft of bright, open-concept living space, featuring two spacious primary suites&mdash;each with its own ensuite. The main living area is enhanced by new luxury vinyl plank flooring, while two peaceful decks provide quiet outdoor retreats backing onto serene wooded greenspace&mdash;just steps from the Bow River. Owners enjoy access to a first-class clubhouse with an indoor pool, indoor/outdoor hot tub, sauna, steam room, fitness centre, theatre, event space, and games area with billiards, table tennis, and shuffleboard. Complete with titled underground parking and a secure storage locker, this is low-maintenance living in one of Canmore&rsquo;s finest adult communities. Furnishings Negotiable. -Listing Agents are Related to the Sellers.