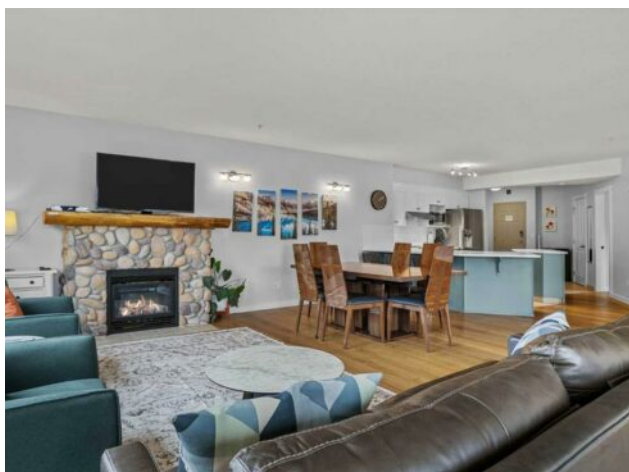


208, 1160 Railway Avenue
Canmore, Alberta

MLS # A2281323

\$1,257,900



Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,201 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Other	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,250
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	Res Multi
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Wrap-around mountain views, rooftop hot tub, and legal tourist zoning — a rare combination. This bright corner unit offers 1,200 square feet and the flexibility to operate as a high-performing short-term rental or a full-time or lock-and-leave Canmore home. Thoughtfully renovated and fully furnished, this property is truly turnkey and positioned perfectly for the busy summer season. Currently configured as a two-bedroom plus den, the layout comfortably sleeps six and can easily function like a three-bedroom with the addition of a pull-out sofa — a simple way to expand nightly rates and overall revenue. Granite countertops, 2 tone cabinetry, durable vinyl flooring, and modern finishes deliver a clean, updated aesthetic that performs well with guests. Located in one of Canmore's most sought-after STR buildings, this downtown address puts shops, restaurants, and trails right at your doorstep, with downtown just a block away. Owners and guests enjoy premium amenities, including a top-floor fitness room, underground parking and a stunning rooftop hot tub with 360-degree mountain views — a true differentiator in the short-term rental market. Whether you're focused on cash flow, flexibility, or long-term value in one of the world's strongest STR markets, this property delivers. *List price is inclusive of GST -ask your tax expert how to defer the tax*