

**206C, 1120 Railway Avenue
Canmore, Alberta**

MLS # A2298628



\$1,199,999

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,100 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,052
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Wood Siding	Zoning:	Tourist
Foundation:	Slab	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, See Remarks, Stone Counters, Walk-In Closet(s)

Inclusions: This is a turnkey short-term rental property

Welcome to Canmore Crossing, one of Canmore's most sought-after TOURIST ZONED communities, offering rare short-term rental flexibility in the heart of downtown Canmore. This fully furnished 2-bedroom, 2-bathroom mountain property delivers the ideal combination of lifestyle, revenue potential, and walkable convenience. Spanning over 1,100 sqft, the open-concept layout is designed for both personal enjoyment and guest appeal, featuring a spacious kitchen, large dining area, and bright living space framed by beautiful mountain views. Both bedrooms feature full ensuite bathrooms with bathtubs, including a spacious primary suite with walk-in closet, creating excellent flexibility for owners, families, and guests alike. Canmore Crossing remains one of the few centrally located properties legally permitting short-term rentals, making this an increasingly rare opportunity for buyers seeking a recreational property with income-generating capability in one of Alberta's strongest tourism markets. Owners and guests enjoy premium amenities including a rooftop hot tub, fitness area, secure underground parking and storage, elevator access, and professionally managed common areas, all just steps from Canmore's restaurants, cafes, shops, trails, and amenities. Whether you are seeking a weekend escape, full-time mountain lifestyle, or STR property, this is an exceptional opportunity in a highly desirable Canmore location. List price includes GST (\$1,142,856 + GST = \$1,199,999 total). Buyers are encouraged to consult their tax professional regarding potential GST deferral opportunities.