REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

208, 905 Spring Creek Drive Canmore, Alberta

MLS # A2344746



$2,782,500

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,686 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	3	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Geothermal	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 946
Basement:	-	**LLD:**	-
Exterior:	Stone, Wood Frame	**Zoning:**	DC-SCMV-CR
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: All furniture, appliances fixtures and fittings included

This rare and spacious tourist zoned corner unit delivers 1,686 sq. ft. of exceptional living space on the second floor. The open concept living, dining, and kitchen area is perfect for gatherings, with oversized windows pulling in unbelievable mountain views from nearly every angle. A blend of hardwood and tile flooring runs throughout, complemented by a gas fireplace and a well-equipped kitchen with a pantry and quartz countertops. Step through to the wrap-around balcony, arguably one of the best vantage points anywhere in the development, and enjoy the scenery in every season, complete with a gas bbq. The primary bedroom offers a walk-in closet and 4-piece ensuite, while the two remaining bedrooms are well-sized with their own closets, ideal for family or guests. Being a corner unit, it captures light and views from multiple exposures all day long, comes with 2 titled underground parking stalls, and is being sold fully furnished, including a stacked full size washer and dryer. Residents and guests also have access to a gym and a courtyard featuring an outdoor hot pool. The location can't be beaten, with Bridgette Bar and Hunter right across the street. Downtown Canmore is just a short walk away, as will the soon to be completed Spring Creek Spa. With flexible tourist zoning, this corner unit gives you both a strong income opportunity and the freedom to use it as your own mountain getaway whenever you like. Price is $2,650,000 +GST which may be deferred if using for short term rentals. Please seek independent accounting advice regarding deferral of GST.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of KPLI Real Estate Corporation. Information is believed to be reliable but not guaranteed.