

202, 1120 Railway Avenue
Canmore, Alberta

MLS # A2285872



\$1,416,450

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Town Centre_Canmore | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,270 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|----------|
| Heating: | Baseboard, Electric, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 1,302 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | GD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: All window coverings, All furniture, Furnishings, Artwork, All household items.

In the vibrant heart of Canmore, this exceptional three-bedroom Tourist home presents a rare opportunity to own a fully turn-key short-term rental with effortless income potential. Bordering the iconic wilderness of Banff National Park, the home offers sweeping views of the surrounding Rocky Mountain peaks—an ever-changing alpine backdrop that transforms beautifully with the shifting light throughout the day. Spanning nearly 1,300 square feet and offered at \$1,349,000 + GST, this property combines comfort, style, and investment value in one of Canada’s most sought-after mountain communities. Natural light pours in from multiple exposures, while expansive windows in the living room frame breathtaking views of the Rockies, creating a warm and inspiring living space. The spacious kitchen is thoughtfully designed for gathering and entertaining, featuring rich granite countertops, abundant cabinetry, and generous preparation space. Whether hosting an après-ski dinner or enjoying a relaxed brunch before heading out on nearby trails, the open-concept layout flows seamlessly into the dining and living areas, fostering a welcoming atmosphere for connection and relaxation. Offered fully furnished, the residence is carefully curated and genuinely turn-key—ready for immediate enjoyment or continued short-term rental success. Two full bathrooms and convenient in-suite laundry ensure everyday comfort while complementing the home’s elevated mountain lifestyle. As a proven income-generating property, this residence offers exceptional flexibility, functioning equally well as a private alpine retreat or a high-performing investment. Residents and guests enjoy access to two rooftop hot tubs with panoramic mountain views—perfect for unwinding beneath a canopy of stars after

a day of adventure. The complex also features an additional indoor hot tub and two well-equipped fitness centres, enhancing the year-round resort-style experience. Situated in downtown Canmore, every convenience is just steps away, including acclaimed restaurants, grocery stores, ski and bike shops, locally owned boutiques, and artisan markets—along with familiar stops such as Starbucks and Tim Hortons for your morning coffee. Leave the car behind in your warm, secure building with two titled parking stalls and immerse yourself in the rhythm of mountain town living. With mountain views from every room, refined comfort in every detail, and immediate proximity to Banff National Park, this Rocky Mountain sanctuary represents a rare opportunity to own a fully furnished, high-performing property in one of Canada's most celebrated destinations. Call today to arrange your private viewing.