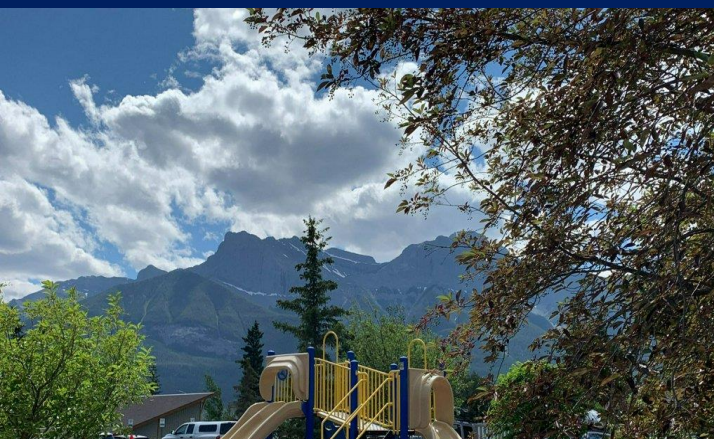




# 312-115 Elk Run Blvd

Affordable & Spacious 2BR/2Bth In *Pointe of View*

Coldwell Banker Rockies Realty



**\$459,900**





Spacious Main Living Area Opens Onto Private Covered Deck



Bedrooms

2



Bathrooms

2

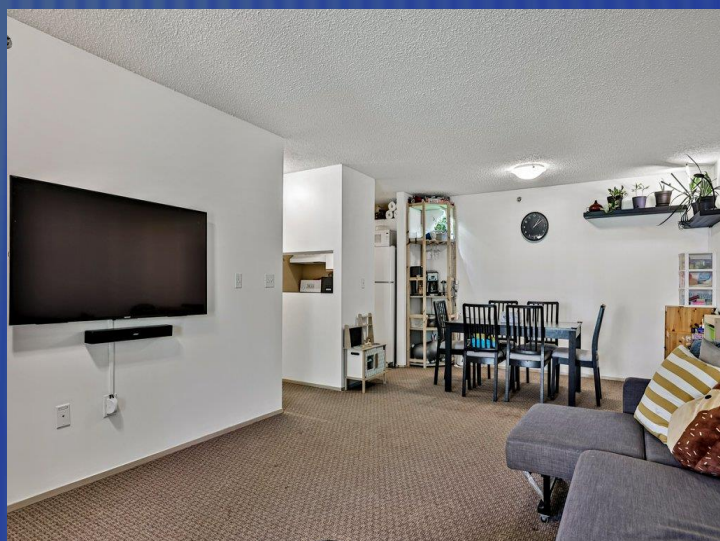


Fin. Sq.Ft

1,009



Relax By The Fire After Day Outdoors



GREAT Layout For Entertaining





Kitchen Has Nice Amount Of Cabinet + Counter Space

Dining Area

This well maintained, family home is a great starter unit for anyone looking to spread their Real Estate wings in Canmore. The newly painted interior is bright and spacious. With 2 bedrooms and 2 bathrooms this 1009sqft unit allows you to stretch out, work from home and entertain. Each of the bedrooms is generously sized and you'll love the practicality of the walk through closet and ensuite in the Primary Bedroom . With the shaded deck this condo keeps cool on those hot summer days, allows you wonderful privacy and the ability to sit outside and watch the storms roll through the valley while staying perfectly dry. The large laundry room allows for in unit storage, full sized laundry machines and plenty of room for all your gear! Take a Virtual Tour then book your private viewing today!

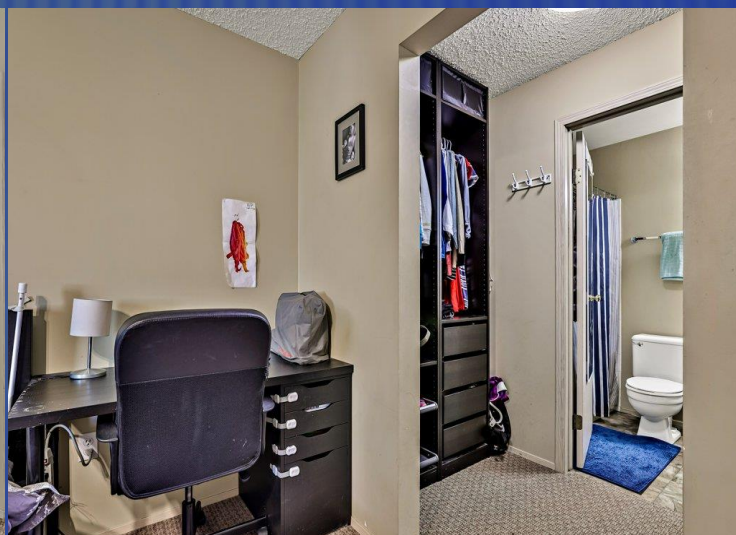
Virtual Tour: [https://youriguide.com/312\\_115\\_elk\\_run\\_blvd\\_canmore\\_ab/](https://youriguide.com/312_115_elk_run_blvd_canmore_ab/)



Year Built  
1996



PCS # 39579  
MLS # A1139917



Spacious Primary Bedroom With Walkthrough Closet + 4pc Ensuite



4pc. Main Bathroom



Second Bedroom



Covered Deck – Like Having An Extra Room Outdoors



**TOTAL FIN. SQFT = 1,009**  
**TOTAL INT. ABOVE GRADE SQFT= 687**

Property Tax (2021)= \$2,901.03  
 Condo Fees = \$ 523.75/mth



In-Unit Laundry



Storage Well Laid Out



Entry



Walkthrough Closet



**Robert Karg**  
 Associate Broker/ Owner  
 C: (403) 678-7568  
 E: rob@ownthemountains.com



104-512 Bow Valley Trail  
 Canmore, AB T1W 1N9



**Amy Clark**  
 REALTOR®  
 C: (403) 688-1496  
 E: amy@amyclark.ca