



400-1120 Railway Ave

Top Floor Tourist Home 2BR/2Bth – Location+VIEWS

Coldwell Banker Rockies Realty



\$985,000



Lots Of Natural Light + Panoramic Mtn Views



Bedrooms

2



Bathrooms

2



Fin. Sq.Ft

1,238



High Ceilings Throughout Add To The Feeling Of Space



Deck Off Of Livingroom With Views !



Updated Kitchen With Lots Of Counter & Cabinet Space + Stainless Appliances



Dining With built-In Wall Unit

Every now and again a rare gem appears. This top floor, 2BR/2Bth in Canmore Crossing is that jewel. Located in Canmore Crossing you are steps away from downtown, shops, restaurants, and trails. The unit is zoned 'Tourist Home' allowing fulltime living and short term rental options – maximum flexibility of usage!! You'll love the spacious 1239 sqft layout with an open main living area, great separation of bedrooms and two decks to enjoy sunsets and mountain views from. Building amenities like the fitness room and the rooftop hottub are just outside your door. An updated kitchen with lots of cabinet and counterspace and stainless steel appliances makes entertaining a joy. The unit's large storage area is a welcome extra. Panoramic mountain views, location, layout, quality finishings in a penthouse setting – does it get any better than this? You decide... take a virtual tour then book your private viewing today. We think you'll agree this is the unit you have been waiting for!

Virtual Tour – https://youriguide.com/400_1120_railway_ave_canmore_ab/

Floorplans – <https://own-the-mountains.com/raw2by>



Year Built
2002



PCS # 40645
MLS # A1255640



Bright Master Bedroom With 3pc Ensuite



3pc Main Level Bath



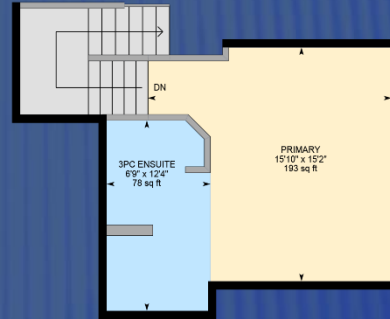
Main Level Bedroom



Private Second Deck



Deck1 Mountain Views



TOTAL INTERIOUR SQFT = 1,238
TOTAL RMS SQFT= 1, 238

Property Tax (2022) = \$3,243.94
 Condo Fees (mth) = \$1,129.36



High Ceilings Throughout



Entry Foyer



In - Unit Laundry



Fitness Room



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