

**210, 1408 Spring Creek Gate
Canmore, Alberta**

MLS # A2315325



\$2,415,000

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,298 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 906
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	DC-SCMV-CR
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: All indoor and outdoor furniture, household items, kitchenware, and electronics.

Asking price is \$2,300,000 +GST. Consult accountant regarding GST input tax credit recovery Welcome to Spring Creek Mountain Village, one of Canmore's most desirable communities. This upscale residence, approved for short term rentals, is equally desirable for full time living and future retirement. Perfectly positioned just steps from downtown, this spacious 3-bedroom retreat offers the ideal blend of luxury mountain living and investment potential. Surrounded by beautifully landscaped grounds and pathways, including the scenic creekside trail that winds through Spring Creek, owners and guests enjoy unparalleled walkability to Canmore's vibrant downtown core, local cafes, restaurants, boutiques, galleries, and the nearby free Roam Transit stop providing convenient access throughout the Bow Valley and Banff National Park. Inside, the thoughtfully designed floor plan offers generous living spaces for gathering with family and friends, while oversized windows allow mountain views from every room. The extra-large deck creates extra living space to gather or relax. Owners and guests alike will appreciate access to sought-after amenities including outdoor hot tubs, a steam room, heated, titled, underground parking, and all the conveniences that make mountain living a luxury. Whether you're seeking a full-time residence, a weekend escape, or a property with established short-term rental potential, this is your opportunity to secure your own special piece of Canmore.