

# \$825,000 - 408, 1120 Railway Avenue, Canmore

MLS® #A2204556

**\$825,000**

2 Bedroom, 2.00 Bathroom, 889 sqft  
Residential on 0.00 Acres

Town Centre\_Canmore, Canmore, Alberta

Discover the perfect blend of convenience, comfort, and investment potential at Canmore Crossing. Just steps from downtown, this sought-after property offers breathtaking mountain views, spacious living, and coveted tourist home zoning—allowing for both full-time residence and short-term rentals. Perched on the top floor, this bright and airy unit boasts large windows that flood the space with natural light. The cozy living room, complete with a charming corner fireplace, invites you to relax after a day of adventure. The well-designed kitchen makes meal preparation a breeze, while the primary bedroom, a 4-piece bath, and in-suite laundry complete the main floor.

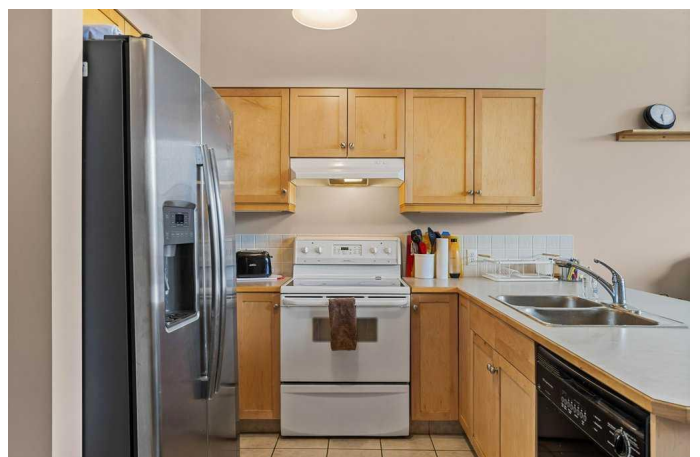
Upstairs, you'll find a generously sized second bedroom with its own 2-piece ensuite—ideal for guests or additional privacy. Just steps away, the building's fitness center and hot tub provide the ultimate in relaxation and wellness.

Whether you're seeking a mountain retreat or a lucrative short-term rental opportunity, this home delivers exceptional value. With its unbeatable location, stunning views, thoughtful layout, and top-tier amenities, this property deserves a spot on your shortlist.

Come see for yourself—you won't be disappointed!

Built in 2002

## Essential Information



MLS® #	A2204556
Price	\$825,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	889
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	408, 1120 Railway Avenue
Subdivision	Town Centre_Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1P4

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Recreation Facilities, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Elevator, High Ceilings, Open Floorplan, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Washer
Heating	Baseboard, Electric, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	4

### Exterior

Exterior Features	Balcony, Barbecue
Roof	Asphalt Shingle
Construction	Other, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	14
Zoning	Tourist Home

### **Listing Details**

Listing Office	Coldwell Banker Lifestyle
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.