

# \$1,174,900 - 311, 1002 8 Avenue, Canmore

MLS® #A2233464

**\$1,174,900**

2 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.00 Acres

Town Centre\_Canmore, Canmore, Alberta

Visit REALTOR® website for additional information. Top-floor corner unit just steps from Main Street, river pathways, shops, and dining. Zoned for short-term rentals and fully furnished, this 2-bedroom, 2-bath condo is a proven income earner with immediate revenue potential. Enjoy vaulted ceilings, cherry hardwood floors, and stunning south-facing mountain views through expansive windows. The open-concept layout features a stylish kitchen with granite countertops and stainless-steel appliances, a cozy living area with gas fireplace, and spacious bedrooms—including a primary suite, Includes in-suite laundry, heated underground parking, and private storage. A rare and ready-to-go investment or personal retreat!

Built in 2008

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233464    |
| Price          | \$1,174,900 |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 959         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 311, 1002 8 Avenue     |
| Subdivision | Town Centre_Canmore    |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 0C4                |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters                           |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range |
| Heating           | Baseboard, Forced Air                                     |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Gas                                                       |
| # of Stories      | 3                                                         |
| Basement          | None                                                      |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Lot Description   | Other                          |
| Roof              | Metal                          |
| Construction      | Stone, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 119             |
| Zoning         | TC              |

### Listing Details

Listing Office

PG Direct Realty Ltd.

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