

102, 1315 Spring Creek Gate  
 Canmore, Alberta

MLS # A2216302



**\$825,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Spring Creek                       |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 867 sq.ft.                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                               |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Geothermal                                                                                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                             | <b>Condo Fee:</b> | \$ 561 |
| <b>Basement:</b>   | -                                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame                                                                                                          | <b>Zoning:</b>    | 12     |
| <b>Foundation:</b> | -                                                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |        |
| <b>Inclusions:</b> | None                                                                                                                          |                   |        |

Immaculate South-Facing Condo with Trail Access & Rooftop Amenities &ndash; Unbeatable Location! Welcome to your dream home in one of Canmore's most sought-after locations&mdash;just steps from the scenic creek paths, Bridgette Bar, and the heart of downtown! This sun-drenched, south-facing unit features a private walkout deck that opens directly to the trails, perfect for morning coffee or evening strolls. Inside, you'll find an open-concept layout with an induction cooktop, sleek modern kitchen, and a dedicated private office. The huge primary bedroom offers space, comfort, and natural light, while the spa-inspired bathroom and in-suite laundry add convenience and luxury. Parking is a breeze with a great parking stall & storage locker included. Residents enjoy top-tier amenities: Rooftop hot tub with stunning mountain views, Fully-equipped fitness centre, Modern gathering room for events or relaxing.