

112, 379 Spring Creek Drive  
Canmore, Alberta

MLS # A2283523



**\$1,399,000**

<b>Division:</b>	Spring Creek		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 911
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	Tourist
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** N/A

OPEN HOUSE - Sunday Feb 15th - 12pm-4pm -- This is a rare and highly sought-after opportunity in Spring Creek. This tourist-zoned 2 bed, 2 bath home offers exceptional mountain views, incredible revenue potential, and one of the cleanest ownership histories you will find. Lightly lived in by a single owner, the property is in phenomenal condition and is an ideal choice for buyers seeking a premium short term rental investment or a low-maintenance mountain retreat. The open-concept layout is bright and welcoming with large windows that frame the mountain backdrop and a natural connection to a private patio. Its fully wheelchair-accessible design makes it one of the only short term rentable accessible units in Spring Creek, significantly expanding its guest appeal and long-term value. Ownership is simplified with thoughtful conveniences that include 2 storage rooms one just located steps from the front door for all your personal gear, an oversized underground parking stall suitable for larger vehicles, secured gear storage, and efficient geothermal heating and cooling for year-round comfort. Opportunities like this, combining condition, views, accessibility, and strong revenue potential, rarely come to market in Spring Creek. Whether you are looking to maximize income, secure a premium getaway, or hold a long-term asset in one of Canmore's most established resort communities, this home stands out as a truly exceptional offering.