

# \$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	80
Zoning	TC

### Listing Details

Listing Office

PG Direct Realty Ltd.

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