

# \$1,468,845 - 107, 379 Spring Creek Drive, Canmore

MLS® #A2225670

**\$1,468,845**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Residential on 0.03 Acres

Spring Creek, Canmore, Alberta

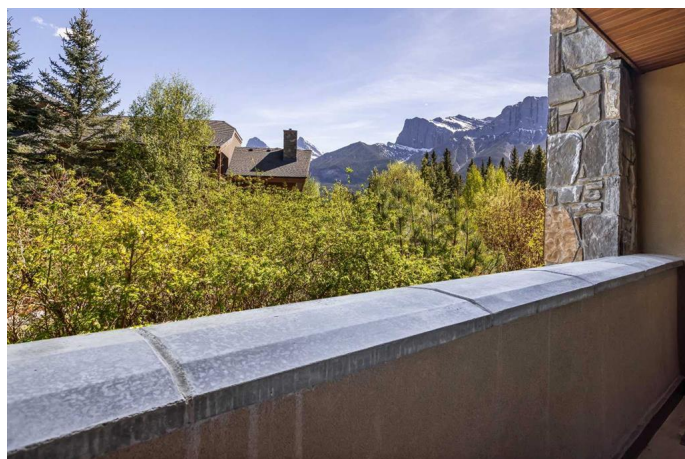
Welcome to a rare opportunity to own a tourist-zoned condo that seamlessly blends luxury living with investment potential. Generating strong rental revenue, this south-facing unit is perfectly positioned to enjoy breathtaking views of Ha Ling Peak while providing an unforgettable mountain escape.

Situated next to Policemanâ€™s Creek, this prime location invites you to park the car and embrace outdoor living with direct access to walking and biking trails. Built for year-round comfort, the home features geothermal heating and cooling, ensuring efficiency and sustainability. Thoughtful touches enhance everyday living, including secure heated underground parking, a gas fireplace, a private patio, a gas BBQ on the deck, and ample storage optionsâ€™in-unit, on the deck, and in the parkade. The heated bathroom flooring adds a cozy touch on crisp mountain mornings. Whether you're looking for a profitable investment or a stunning mountain retreat, this exceptional property checks every box.

Built in 2009

## Essential Information

MLS® #	A2225670
Price	\$1,468,845
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,101
Acres	0.03
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	107, 379 Spring Creek Drive
Subdivision	Spring Creek
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0G8

### **Amenities**

Amenities	Fitness Center, Parking, Spa/Hot Tub, Storage, Recreation Facilities
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Granite Counters, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Barbecue, BBQ gas line
Construction	Stone, Stucco, Wood Frame, Wood Siding

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	11
Zoning	SCMV
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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