

304, 743 RAILWAY AVENUE  
\$798,300



This executive condo has panoramic south mountain views from East to West overlooking tranquil Policeman's Creek.



This spacious and upgraded 901 sq ft 3rd floor open plan 2 bedroom executive condo has panoramic south mountain views from East to West overlooking tranquil Policeman's Creek. This well taken care of unit boasts many upgrades including cedarstone countertops with large eating bar, stainless steel appliances and oak flooring along with stunning furniture to make this completely turnkey. The open floorplan connects the kitchen through the living room and out to the view deck. The master bedroom has double closets and ensuite bath while a second bedroom, full bath and laundry room complete the package. Other features include toe warming in floor heating throughout, 1 heated underground parking stall and additional storage. Great full time or part time residence this condo can be rented out short term as a tourist home. The building has secure elevator access and is a stone's throw from all the services of downtown Canmore with immediate access to walking, running and biking trails.



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## HAWKER-BETTS REAL ESTATE TEAM



**BRAD HAWKER AND DREW BETTS**

ASSOCIATE BROKER  
REALTOR®

Bedrooms	2
Bathrooms	2
Total Living Space	901 sq ft
Parking	1 Assigned
2021 Property Taxes	\$5,940.23
Condo Fee's	\$746.26



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