

404, 743 RAILWAY AVENUE  
\$847,800



# Spectacular location, in the heart of Canmore!



Experience the spectacular location, in the heart of Canmore, of this partially upgraded 900 sqft 4th floor 2 bedroom penthouse condo. Revel in panoramic south mountain views overlooking the serene Policeman's Creek. This end unit features an open floorplan that seamlessly connects the kitchen, dining room, living room, and sunny deck. The primary bedroom boasts double closets and an ensuite bath, while a second bedroom, full bath, welcoming entry, and laundry room complete this home. Enjoy the comfort of in-floor heating, 1 heated underground parking stall, and extra storage. Perfect as a full-time or part-time residence, this condo is also short-term rentable as a tourist home. (If used as a tourist home, the taxes for 2024 would have been \$6,669.30). Located just steps away from all the amenities of downtown Canmore. Don't miss this opportunity!



# 404, 743 RAILWAY AVENUE

## HAWKER-BETTS REAL ESTATE TEAM



**BRAD HAWKER AND DREW BETTS**

ASSOCIATE BROKER  
REALTOR®

Bedrooms	2
Bathrooms	2
Size	900 SQFT
Condo Fee's	\$806.07
Parking	ASSIGNED PARKING
2024 Property Taxes	\$3,442.08



**CANMOREREALESTATE.COM**

phone 403-678-7557 | toll-free 1-877-818-7557  
email [info@canmorerealestate.com](mailto:info@canmorerealestate.com)

