

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

MLS® #A2225670

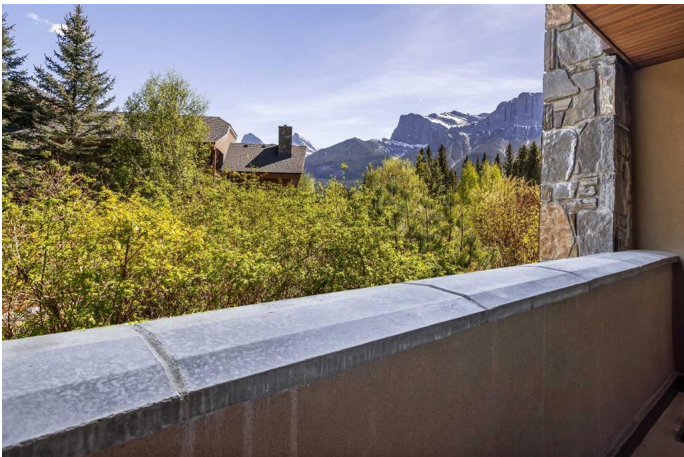
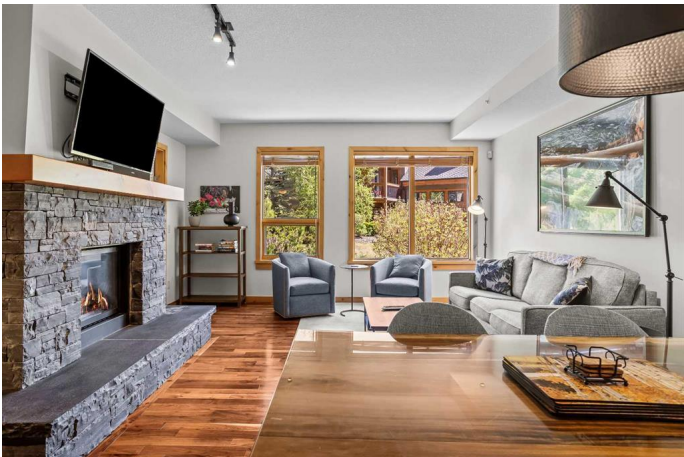
**\$1,468,845**

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 Policeman’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 options—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, Recreation Facilities, Spa/Hot Tub, Storage
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, BBQ gas line, Barbecue
Construction	Stone, Stucco, Wood Frame, Wood Siding

### Additional Information

Date Listed	May 28th, 2025
Days on Market	2
Zoning	SCMV
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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