

**315, 175 Crossbow Place  
Canmore, Alberta**

**MLS # A2226133**



**\$759,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Three Sisters                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,243 sq.ft.                       | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                    | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | \$ 1,100 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Wood Frame                                 | <b>Zoning:</b>    | R3       |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Vaulted Ceiling(s) |                   |          |

**Inclusions:** n/a

Visit REALTOR® website for additional information. Discover one of the finest homes in the complex—this top-floor corner penthouse offers 1,243 sq ft of open-concept living with soaring ceilings, oversized windows, and two spacious primary suites with private ensuites. Enjoy two private decks overlooking peaceful wooded greenspace, just steps from the Bow River. Located in a sought-after adult community, residents have access to a clubhouse with a pool, hot tubs, sauna, steam room, gym, theatre, event space, and games room. Titled underground parking and a secure storage locker complete this low-maintenance mountain retreat.