

# \$2,414,895 - 315, 379 Spring Creek Drive, Canmore

MLS® #A2224413

**\$2,414,895**

3 Bedroom, 2.00 Bathroom, 1,333 sqft

Residential on 0.00 Acres

Spring Creek, Canmore, Alberta

A very rare opportunity to own this spacious 3-bedroom turnkey TOURIST HOME condo in the highly sought after community of Spring Creek; the premier neighbourhood in Canmore. Rundle Cliffs Lodge is located along 2 creeks and an easy 5-minute walk to all the amenities Canmore's Main Street has to offer. This 1300 + square foot 3 bedroom, 2 bathroom unit has amazing and iconic Canmore views. All of the bedrooms have access to a balcony that overlooks the Fairholm Range and Policeman Creek. The expansive chef's kitchen with large island connects to the living room which opens to a second oversized patio with mountain views toward Ha Ling Peak and 3-Sisters. The south west exposure allows plenty of light to flood into the living space. Hardwood floors, granite counters, stainless appliances, timber accents, a tandem parking space for 2 cars and a large secured storage locker compliment this true mountain retreat. The building amenities include an outdoor hot tub, games room and fitness centre. Spring Creek continues to evolve and now offers many new amenities including the Malcom Hotel and Conference Centre, multiple restaurants, trendy shops, coffee and wine bars, many walking paths and recently announced luxury spa opening in 2027. This property is sold completely furnished and ready to move in for personal enjoyment and/or to use as a proven lucrative investment. Everything is in place for you to start earning income the day you take



possession. Price includes GST that can be deferred. Refer to your accountant for eligibility.

Built in 2009

### **Essential Information**

MLS® #	A2224413
Price	\$2,414,895
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,333
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	315, 379 Spring Creek Drive
Subdivision	Spring Creek
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0G8

### **Amenities**

Amenities	Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Spa/Hot Tub
Parking Spaces	2
Parking	Underground
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer,

	Window Coverings
Heating	Geothermal, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	10
Zoning	DC-SCMV-C
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.