

**213, 1315 Spring Creek Gate  
Canmore, Alberta**

**MLS # A2223394**



**\$1,390,000**

<b>Division:</b>	Spring Creek		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 758
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** n/a

Former Lottery Showhome in Spring Creek Mountain Village This 2-bedroom plus den condo is located in the heart of Spring Creek—one of Canmore’s most sought-after neighborhoods. A former lottery showhome, it blends smart design, quality finishes, and a prime walkable location. The kitchen is the heart of the home, featuring quartz countertops, a gas stove, a large island, and plenty of workspace for cooking or entertaining. The open-concept layout flows into a bright, welcoming living and dining area with lots of natural light and mountain views just beyond your windows. Hardwood floors throughout add warmth and character. The primary suite includes a spa-like ensuite with a deep soaker tub, while the den offers flexibility for a home office or fitness space. You’ll also enjoy a tandem underground parking stall and additional storage in the parkade .Building amenities include a south-facing rooftop hot tub with views of the Three Sisters, along with a fitness room. Bridgette Bar is right across the street, and Canmore’s top dining, cafes, and shops are just steps away. Walking and biking trails start right outside your front door. If your looking for low-maintenance, high-comfort living in one of Canmore’s most walkable and vibrant communities look no further.