

115 Elk Run Boulevard # 104 Canmore, AB T1W 1G8

Residential
Active **A2076048**

DOM: 46 **LP:** \$579,777.00
OP: \$579,777.00

PD:
Class: Apartment
County: Bighorn No. 8, M.D. of
Type: Low Rise (2-4 stories)
Levels: Single Level Unit
Year Built: 1995
LINC#: [0026590886](#)
Arch Style: Low-Rise(1-4)
Possession: By Date Specified/See auction site for more details 10/11/2023
Lot Dim:
Legal Pln: 9512756 **Blk:** 4
Zoning: R3
Title to Lnd: Leasehold
Disclosures: No Disclosure
Restrict: Pets Allowed
City: Canmore
Subdivision: Elk Run
Ttl Beds: 2
F/H Bth: 2/0
RMS SQFT: 1,124.00
LP/SF: \$515.82
Suite: No
Lot Size: SqFt
Lot: **Condo:** Yes
Tax Amt/Yr: \$2,287.10/2023
Loc Imp Amt:
Front Exp: E



Public Remarks: MOUNTAIN RETREAT **Quintessentially Canmore** Gorgeous mountain views of Grotto Mountain from your covered front patio. Enjoy your own flower garden with your morning coffee or afternoon refreshment. This original owner customized the design of the unit. It is a one-of-a-kind unit with an opened-up floor plan to the den. This could only be accomplished at the construction stage as structural beams had to be added and covered. This spacious 1124 sq ft condo features 2 bedrooms plus a den with a fold-down murphy bed with extra built-in storage and added lighting. Two full bathrooms! Custom built-ins have been added in both bedroom closets for storage and efficiency. Walk-through closet in the master suite to your own private 4-pce bathroom. No wasted space in this excellent floor plan. All hard surface flooring throughout. Huge Living and dining room to accommodate the whole family including a cozy gas fireplace. Walk-through kitchen has stainless steel appliances and extra large storage pantry just off front entrance. Laundry area with new built-in folding table for ease of use. This unit also has 2 parking stalls right next to each other so if you have 2 cars or mobility needs requiring more space to maneuver, this is a definite perk! NO STAIRS here; great for everyone! immediate access to trail system and path to downtown. No short term rentals allowed. Pets are allowed! Close to amazing restaurants and brewery, dog park and baseball diamonds. Excellent investment!! Come enjoy the Canmore Life—bike, hike, eat, coffee—what more could one need? It's a great home, isn't it! Shouldn't it be yours? Note: green wall in the bedroom is gone there is fresh neutral paint in the bedrooms and hallway. **Please note: This listing is being administered for on line auction by VPJAuctions. "All sales are final" 10% non refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts Monday, October 9/2023 and ends approx. 1:15 pm on Friday, October 13/2023. See Listing Broker for details.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P	Total AG: 104.42	Mtr2	1,124.00	SqFt
Baths:	0	0	1	0	0	Bed Abv: 2			
EnSt Bth:	0	0	1	0	0	Rms Abv: 6			

Property Information

Basement:
Heating: Boiler
Construction: Stucco
Foundation: Poured Concrete
Exterior Feat: Playground, Private Entrance
Roof Type:
Reports: RMS Supplements
Parking: Assigned, Guest, Off Street, Outside, Parking Lot, Paved, Side By Side, Stall **Total:** 2
Features: Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Comm Feature: Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Goods Include: na
Appliances: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Other Equip: None
Goods Exclude: na
Lndry Feat: In Unit
Cooling: None
Fireplaces: 1/Gas, Living Room
Flooring: Hardwood, Laminate, Vinyl Plank
Fencing:
Balcony: Patio

Condo Information

Condo Name:
Condo Type: Conventional **Post Tension:** No
Mgmt Co/Ph: Peka prof property mngt ltd/4036783000
Prk Plan Type: Assigned
Legal Desc: 9512756/4 **Prk Stall #:** 1548
Legal Park: **Storage Type:** In Unit
Legal Stor: **Locker #:**
of Units: **Registrd Size:**
Fee Includes: Amenities of HOA/Condo, Common Area Maintenance, Gas, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Condo Fee: \$640.31/Monthly
HOA:
Floor #: 1
Elevators:
Total Floors: 3
Common Walls: 2+ Common Walls, No One Below
Unit Exposure: E
Unit Factor: 209
Prk Unit Factor:

Reg Size Incl:

Assoc Amen: Parking, Playground, Trash, Visitor Parking

Pets Allowed: Yes

Floor Location: Ground

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