

# FOR SALE By VPIAuctions.com

FOR SALE BY Reserved Auction Oct. 9 Closes Oct. 13

\$579,777

115 Elk Run Blvd Unit 104 Canmore AB



Realty Executives Alberta Elite

Penny Kander

Email: [Pennykander@gmail.com](mailto:Pennykander@gmail.com)

PH: 403-342-4455



# TABLE OF CONTENTS

---

115 ELK RUN BOULEVARD

VPI AUCTIONS INC.  
Bay 6, 7459 Ave.  
Red Deer, AB T4N 1N2

Property Summary	3
Property Description	4
Property Photos	5
Aerial Map	6
Location Maps	7
Business Map	8
Disclaimer	9

# PROPERTY SUMMARY

115 ELK RUN BOULEVARD



## Property Summary

Price:	\$579,777
Units:	1
Building SF:	1,124.00
Parking:	2 Assigned Parking Stall
Year Built:	1995
Zoning:	R-3

## Property Overview

This Unit has many great features. This property front exposure is to the East. This unit 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! The Condo Fees are \$640.31/month. and includes the Common Area Maintenance, Gas, Heat, Common Area Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash and Water.

## Location Overview

Canmore is a town in Alberta, Canada, located approximately 81 kilometers (50 mi) west of Calgary near the southeast boundary of Banff National Park. It is located in the Bow Valley within Alberta's Rocky Mountains. The town shares a border with Kananaskis Country to the west and south and the Municipal District of Bighorn No. 8 to the north and east. With a population of 14,798 in 2020, Canmore is the ninth-largest town in Alberta.

This Unit is Located in the Beautiful Town of Canmore Alberta. From your doorstep you have access to the extensive trail system right across the street, and easy access to downtown via pathways. It is close to amazing restaurants and brewery, dog park and baseball diamonds.

# PROPERTY DESCRIPTION

115 ELK RUN BOULEVARD



Enjoy the gorgeous mountain view of Grotto Mountain from your covered front patio. This 2 bedroom plus a den with a fold-down murphy bed, 2 bathroom single ground level apartment offers spacious living. This original owner customized the design of the unit. It is a one-of-a-kind unit with a murphy bed in the den. Custom built-ins have been added in both bedroom closets for storage and efficiency. 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 the front entrance. Laundry area has a new built-in folding table for ease of use.

VPI AUCTIONS INC.  
Bay 6, 7459 Ave.  
Red Deer, AB T4N 1N2

Realty Executives Alberta Elite  
123, 5301-43 St. Red Deer, AB T4N 1C8

Penny Kander  
Email: Pennykander@gmail.com  
PH: 403-342-4455

# PROPERTY PHOTOS

115 ELK RUN BOULEVARD



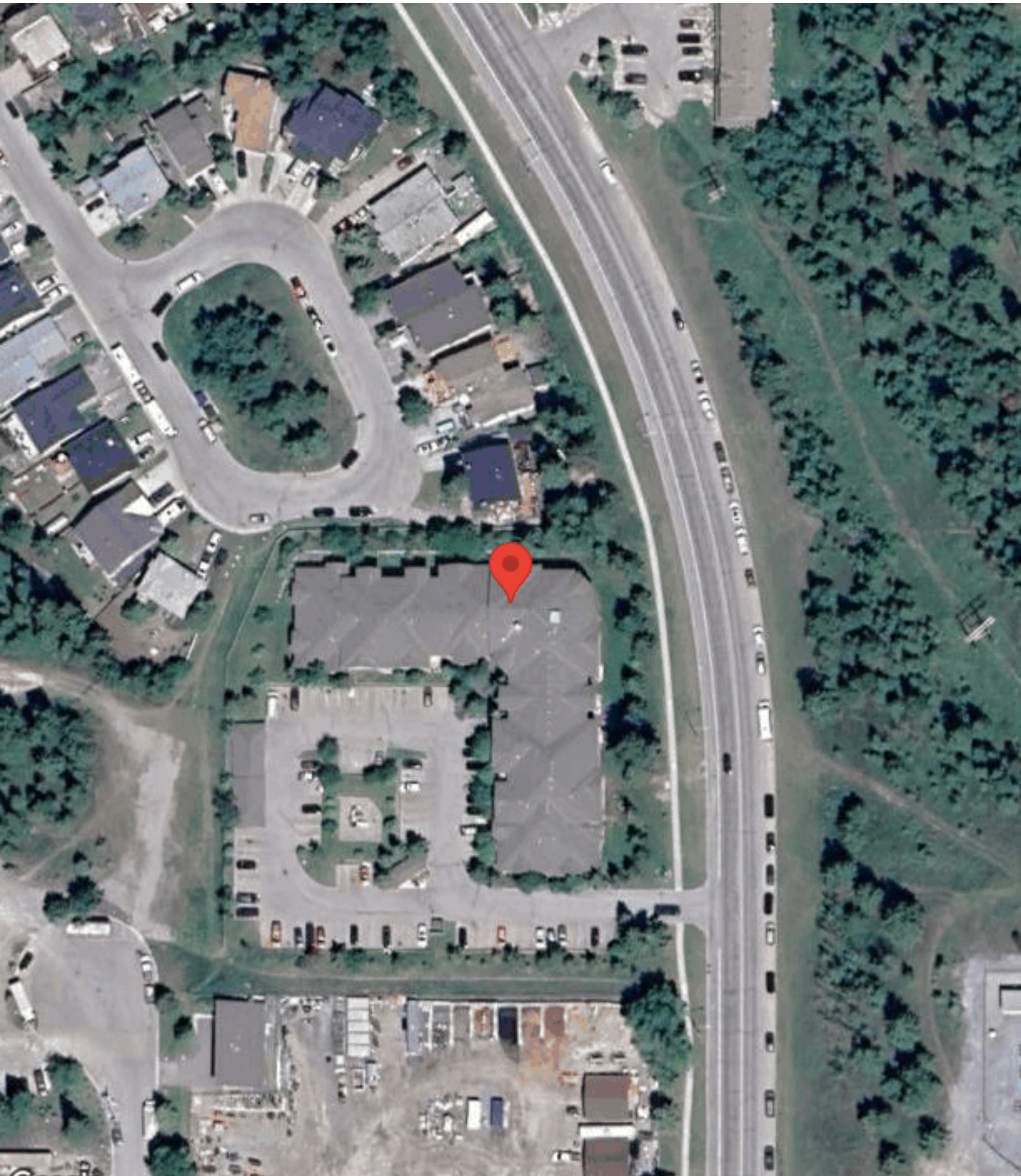
VPI AUCTIONS INC.  
Bay 6, 7459 Ave.  
Red Deer, AB T4N 1N2

Realty Executives Alberta Elite  
123, 5301-43 St. Red Deer, AB T4N 1C8

Penny Kander  
Email: [Pennykander@gmail.com](mailto:Pennykander@gmail.com)  
PH: 403-342-4455

# AERIAL MAP

115 ELK RUN BOULEVARD



# LOCATION MAPS

115 ELK RUN BOULEVARD



# BUSINESS MAP

115 ELK RUN BOULEVARD



# DISCLAIMER

---

115 ELK RUN BOULEVARD

All materials and information received or derived from VPI Auctions Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither VPI Auctions Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. VPI Auctions Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. VPI Auctions Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. VPI Auctions Inc. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by VPI Auctions Inc. in compliance with all applicable fair housing and equal opportunity laws.

## VPI AUCTIONS INC.

Bay 6, 7459 Ave.  
Red Deer, AB T4N 1N2

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.