

# \$654,900 - 307, 1080c Cougar Creek Drive, Canmore

MLS® #A2218006

**\$654,900**

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Cougar Creek, Canmore, Alberta

Wake up to golden morning sunshine pouring over panoramic mountain views in this completely renovated gem nestled in the heart of the majestic Canadian Rockies—just one hour from Calgary and minutes to downtown. Step inside and be captivated by a thoughtfully curated space that seamlessly blends sleek modern design with cozy alpine charm. Every inch has been transformed, from the rich new flooring underfoot to the floor-to-ceiling built-in bookshelves that instantly make the living area feel like home. A gas fireplace adds that perfect fireside ambiance for snowy evenings or quiet mornings with coffee and a book. The kitchen is a showpiece of style and function with all-new stainless steel appliances, stainless steel countertops, and smart use of space. The bathroom mirrors this modern elegance, creating a cohesive aesthetic throughout. Both bedrooms are exceptionally large, easily fitting king-sized beds—rare to find, especially with this level of finish. The primary suite features a new built-in closet organizer, giving you boutique-level storage that feels custom and clean. Small details make a big difference here: the slat wall in the entry organizes all your gear without clutter, and the laundry room—™s ceiling-mounted drying rack tucks away when not in use, keeping your space streamlined and functional. Tired of cookie-cutter condos? This home also offers a secure underground parking spot, a dedicated storage unit, bike storage, and even a separate secure tire



storage roomâ€”ideal for mountain living. With epic views, impeccable design, and location that puts nature and convenience at your doorstep, this one stands out in all the right waysâ€”youâ€™ll feel it the moment you walk in.

Built in 1997

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218006          |
| Price          | \$654,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 920               |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 307, 1080c Cougar Creek Drive |
| Subdivision | Cougar Creek                  |
| City        | Canmore                       |
| County      | Bighorn No. 8, M.D. of        |
| Province    | Alberta                       |
| Postal Code | T1W 2X9                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Recreation Room, Storage, Visitor Parking, Spa/Hot Tub |
| Utilities      | Cable Available  |
| Parking Spaces | 1  |
| Parking        | Heated Garage, Parkade, Stall, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Bookcases, Metal Counters        |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Water Heater |
| Heating           | Baseboard, Fireplace(s), Electric  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 3  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 1             |
| Zoning         | ResMulti      |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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