



**GRASSROOTS**  
REALTY GROUP

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**12, 200 Glacier Drive  
Canmore, Alberta**

**MLS # A2223199**



**\$759,000**

<b>Division:</b>	Grotto Mountain Village/Glacier		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 285
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks		

<b>Inclusions:</b>	n/a
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This charming 3-bedroom, 2-bathroom townhome in Eagleview Village is the perfect opportunity to enter into the Canmore market. Backing onto peaceful greenspace, it offers a sense of privacy while still being close to schools, the bus route, and scenic walking and biking paths. Inside, you'll find a welcoming slate tile entry, an open-concept main floor with a cozy gas fireplace, and a functional kitchen with a pantry that opens onto your own private deck—ideal for morning coffee or evening unwinding. Upstairs offers a 4-piece bathroom along with your spacious primary bedroom and a comfortable second bedroom. The fully finished basement includes the third bedroom and a large rec room, offering plenty of flexibility for a growing family, guests, or a home office. Whether you're looking for your first home or a smart investment, this townhome checks all the boxes.