



**GRASSROOTS**  
REALTY GROUP

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12, 704 8TH Avenue  
Canmore, Alberta

MLS # A2224199



**\$787,500**

Division:	South Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 737
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions:	N/A
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This top-floor corner unit, 1022 sqft two-bedroom, two-bathroom condo offers the perfect blend of downtown convenience and tranquility, situated on the peaceful side of a boutique building just steps from Main Street Canmore. Designed for effortless bungalow-style living, the open floor plan showcases a corner gas fireplace, an eating bar, in-floor heating, and expansive windows that invite abundant afternoon and evening light. Step onto the private balcony to take in stunning views. The building features elevator access, secure underground parking, and generous storage space. Condo fees encompass heat, hot water, water/sewer, exterior maintenance, insurance, landscaping, snow removal, elevator service, underground parking, and contributions to the reserve fund, ensuring a well-maintained and worry-free living experience.