



**GRASSROOTS**  
REALTY GROUP

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4, 833 7th Street  
Canmore, Alberta

MLS # A2238217



**\$847,900**

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,266 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Front Yard, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, Open Floorplan, Pantry, Primary Downstairs, Storage, Vaulted Ceiling(s)		

Inclusions: NA

A beautifully maintained 2 bed, 2 bath fourplex, just steps from Canmore's vibrant Main Street and the Bow River. This south-facing home offers the perfect blend of tranquility and convenience. The upper level showcases an open-concept floorplan with soaring vaulted ceilings and large windows that flood the space with natural light. Relax in the spacious living room with a cozy gas fireplace or step out onto the expansive deck to enjoy the mountain views with your morning coffee or night cap. The kitchen features a raised eating bar, pine cabinetry, lots of counter space and pantry, A cozy dining area and half bath finish off the upper level. On the entry level, you'll find a well-appointed primary bedroom, a second bedroom, a full bath combined with laundry, and two large storage areas—ideal for storing all your mountain toys. Recent updates include brand-new carpet and fresh paint throughout. Whether you're looking for a full-time residence, weekend retreat, or investment property, this home delivers comfort, charm, and an unbeatable location. Don't miss this rare opportunity in the heart of Canmore!