



GRASSROOTS
REALTY GROUP

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4, 717 7th Street E
Canmore, Alberta

MLS # A2239127



\$824,900

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,130 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Lawn		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Cedar, Concrete	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Track Lighting		

Inclusions: Electric fireplace, fridge- laundry room, TV, Mirror in dining room, Snowshoe lamps(secondary bedroom), Toboggan and X-Country Ski rack(main bathroom), snowshoes(Primary ensuite), mounted key rack (front entrance)

Single-Level Living in a Charming, Mature Complex (40+ Age Restriction)Just One Block from Main Street! Welcome to this spacious and rarely available two-bedroom, two-bathroom home, perfect for those seeking peace, quiet, and a strong sense of community. Located in a quaint, well-cared for complex. This ground-level unit offers true single-level living with wheelchair-accessible entry — either through your private front door facing a beautiful courtyard or deck with ramp access facing alley. Inside, enjoy your generously sized primary bedroom complete with its own ensuite bathroom, or entertain friends and family in the open-concept living, dining, and kitchen area, designed for comfort and flow. Your guests will appreciate the garden views of the courtyard from the second bedroom, along with access to a spacious, thoughtfully designed main bathroom. Whether you are looking to age in place, downsize, or simplify your lifestyle, this property offers the best of both comfort and community. Don't miss your chance to call this peaceful, well-located property.... home - book your private viewing today.