



GRASSROOTS
REALTY GROUP

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16, 1530 7 Avenue
Canmore, Alberta

MLS # A2254332



\$799,999

Division:	Lions Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,098 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Paved, Street Lighting, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: Dishwasher, Electric Stove, Hood Fan, Refrigerator, Washer/Dryer Stacked

Charming 3 Bed, 2 Bath Townhouse in the Heart of Canmore Located in the stunning mountain town of Canmore, Alberta, this 3-bedroom, 2-bath row townhouse offers the perfect balance of comfort, convenience, and outdoor lifestyle. Situated just steps from downtown, schools, and local trails, this home is ideal for families, first-time buyers, or those seeking a weekend escape in the Rockies. The main floor welcomes you with a bright and functional layout featuring a modern kitchen complete with stainless steel appliances, concrete countertops, and ample storage. The French doors off the dining area open directly to a private backyard—perfect for summer BBQs, morning coffee, or relaxing after a day in the mountains. Upstairs, you’ll find three bedrooms with a full bathroom, offering room for family, guests, or a home office. A second bathroom on the main floor adds extra convenience. With its unbeatable location and mountain charm, this townhouse is ready to welcome you home!