



GRASSROOTS
REALTY GROUP

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**Unit 4, 717 7th Street
Canmore, Alberta**

MLS # A2279121



\$769,000

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,130 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Assigned, Stall		
Lot Size:	0.30 Acre		
Lot Feat:	Front Yard, Garden, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 250
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	res 4 plex
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting		

Inclusions: In bathrooms- Toboggan towel rack, ski rack, snowshoe rack, In bedroom- snowshoe lamps, In living room- mirror, electric fireplace

This two bedroom, two bathroom condo is located in charming St. Michaels Place, a well built 12 unit condo complex located only a block from Main Street in downtown Canmore. Unit 4 is a quiet ground floor residence featuring its own private front door entry off a welcoming courtyard, or access off the deck facing the 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. One exterior parking stall is included, entry from the lane. Enjoy easy walking access to trails along the Bow River, nearby park and amenities of downtown Canmore. This property offers a wonderful balance of comfort, quiet, and community in a highly desirable location. Age restriction 40+