



GRASSROOTS
REALTY GROUP

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111, 810 7th Street
Canmore, Alberta

MLS # A2279542



\$756,000

Division:	South Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	rmulti
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to the coveted Residence at 7th & 7th! This stunning one-bedroom condo is located just one block from Main Street, offering easy access to shops, galleries, restaurants, and pubs. This beautifully designed home features vaulted ceilings and expansive south-facing windows that flood the space with natural light and showcase outstanding mountain views. Wake up to views of the iconic Three Sisters! The open-concept layout includes a spacious great room with a stylish kitchen complete with quartz countertops, pantry, and upgraded GE Appliances; plus the convenience of remote oven start for busy days. The condo offers two private entrances: one from the interior courtyard and another from your own balcony overlooking 7th Street. You can be out on the trails or down to the river in seconds!! Ideal for the career professional, working remote, or those that desire a mountain lifestyle. Additional highlights include titled underground parking and a dedicated storage area. A perfect blend of comfort, convenience, and mountain lifestyle living.