



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4, 704 8th Avenue
Canmore, Alberta

MLS # A2283852



\$765,000

Division:	South Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,027 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Stone, Vinyl Siding
Foundation:	-
Features:	Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 819
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: N/A

Centrally located apartment with underground parking. Tucked away at the rear of the building, this spacious home offers over 1,000 sqft of well designed living space with two bedrooms and two bathrooms. The open concept kitchen, dining and living area is warm and inviting, featuring a cozy fireplace and a large window capturing desirable south-western exposure. Step outside to the generous deck, perfect for relaxing and enjoying the outdoors. Set within a desirable, well managed building with a strong sense of community and many long term owners. Residents enjoy a secure main entrance, elevator access, underground parking and additional storage. A rare opportunity in an exceptional location.