



**4, 704 8th Avenue  
Canmore, Alberta**

**MLS # A2283852**



**\$765,000**

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

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 819
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		
<b>Inclusions:</b>	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.