



9, 801 6 Street  
Canmore, Alberta

MLS # A2117114



**\$629,900**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	town of Canmore
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** n/a

Great location 3 blocks from main street, beautiful and sunny 2 bedroom + storage room, large open living eating area with wood fireplace , big window and patio door to Balcony with wonderful view. Totally renovated with new bathroom, kitchen, quartz countertops, quality paint, closet doors, bedrooms and bathroom have solid wood doors for noise reduction. Extra padding under luxury vinyl flooring, only 2 blocks walking to the Bow River pathway. Led slim design recessed lighting with dimmer switches in both bedrooms, Window in kitchen and Bathroom, no need during the day to turn on lights and use energy! No outside walls attached to any other unit and nobody living above you! Walk 1 minute to Beamer's Coffee and enjoy a great breakfast with your favorite coffee , across is a Grocery Store to buy whatever you need. Fantastic small town living!!!!