



**GRASSROOTS**  
REALTY GROUP

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215, 107 Armstrong Place  
Canmore, Alberta

MLS # A2120885



**\$730,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind, Landscaped		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 884
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Post & Beam, Stone	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Track Lighting		
<b>Inclusions:</b>	N/A		

Nestled in Canmore's scenic landscape, this one level, end unit condo boasts 2 bedrooms, 2 bathrooms, and majestic mountain views. Revel in the serenity of two decks, perfect for soaking up sunshine or grilling with a built-in BBQ. Inside, large windows flood the space with natural light, accentuating the modern kitchen equipped with stainless steel appliance, gas stove, granite countertops and a large pantry. Cozy up by the gas fireplace on a snowy winter evening. Enjoy new Bosch stacked washer and dryer, with radiant in-floor heating and a new hot water tank. This oasis offers both comfort and efficiency. You can also take advantage of the 2 underground heated parking spaces!