



**GRASSROOTS**  
REALTY GROUP

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12, 704 8 Avenue  
Canmore, Alberta

MLS # A2143864



**\$789,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,019 sq.ft.	Age:	1996 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Views		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 737
Basement:	None	LLD:	32-24-10-W5
Exterior:	Shingle Siding, Stone, Vinyl Siding	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Elevator, Kitchen Island, Pantry, Recessed Lighting		

Inclusions: None

Visit REALTOR website for additional information. Discover your exclusive mountain retreat in the heart of Canmore! This rare single-level condo, nestled in Cascade Court, offers the ultimate Canmore lifestyle. Just steps from Main Street, the Bow River, and scenic walking trails, this meticulously maintained 2-bed, 2-bath unit is a sanctuary of tranquility. Enjoy abundant sunshine, breathtaking views, and an open-concept kitchen, dining, and living area with a cozy gas fireplace. Cascade Court provides secure underground parking, storage lockers, an elevator, and additional rear parking. It's not just a home; it's your gateway to the best of Canmore living, ensuring both charm and a robust investment with a well-funded reserve.