



**GRASSROOTS**  
REALTY GROUP

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2, 1530 7th Avenue  
Canmore, Alberta

MLS # A2210541

**\$849,900**



Division:	Lions Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,108 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	See Remarks	LLD:	-
Exterior:	Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

Beautifully renovated townhome steps from downtown. Ideally located within walking distance to downtown Canmore, this stunning home has been fully renovated from top to bottom. The main floor offers a bright, open-concept layout that seamlessly connects the modern kitchen, dining area and spacious living room—perfect for both relaxing and entertaining. Step out to the fenced-in yard, ideal for enjoying the outdoors year-round. Upstairs, you'll find three generously sized bedrooms and a full bathroom. An enclosed front entry provides practical extra storage space for bikes, gear or other essentials. Set in a well-maintained complex in a sought-after neighbourhood, this home is just moments from scenic hiking and biking trails and all the charm and adventure that Canmore has to offer.