



GRASSROOTS
REALTY GROUP

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203, 829 8th street
Canmore, Alberta

MLS # A2227074



\$1,575,000

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | South Canmore | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,032 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------------|-------------------|----------------------|
| Heating: | In Floor | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,174 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Frame | Zoning: | Visitor Accomodation |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

| | |
|--------------------|-----|
| Inclusions: | N/A |
|--------------------|-----|

Welcome to Settler's Block. Canmore's only luxury steel and concrete building on main street. This 2 bed 2 bath 2nd floor corner unit in the heart of downtown is finished to the highest standard with ceiling beams and mantles constructed from reclaimed wood from the Canmore Engine bridge, hardwood and tile flooring, high end finishings, Bertazzoni stainless steel appliances with gas range, infloor heat, A/C, and a private patio with gas hookup with breathtaking mountain views. Elevator access to the 2500 sq ft rooftop patio provides BBQ's and a seating area for entertaining, and an Infra red Sauna for relaxing and enjoying the 360 degree, panoramic views of Canmore. Only 2 units Left!