



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**103, 810 7th Street  
Canmore, Alberta**

**MLS # A2293548**



**\$859,900**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	2020 (6 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, Other		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 684
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC-2016-28
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** None

In the heart of Canmore, surrounded by the breathtaking peaks of the Canadian Rocky Mountains, this beautifully appointed two-bedroom, two-bathroom home offers an exceptional blend of modern serenity and vibrant mountain town living. Ideally situated just half a block from downtown, this home invites you to embrace a lifestyle where every convenience is only a short stroll away. Just steps outside your door you can immerse yourself in Canmore’s dynamic and welcoming community—where charming art galleries, boutique yoga studios, the Canmore Public Library, and the renowned artsPlace Canmore create a rich cultural backdrop. Indulge in locally roasted coffee, explore artisan shops, or unwind in nearby parks before wandering along the scenic trails that trace the famous Bow River. Tucked safely in off the street, amongst a charmingly landscaped courtyard, you come upon your own private entrance. No elevator or lobby to navigate when leaving your car at home. Once inside, the home exudes warmth and modern comfort. The open-concept living space is thoughtfully designed for both relaxation and entertaining, anchored by a cozy gas fireplace that invites quiet evenings after a day in the mountains. A sleek, contemporary kitchen flows effortlessly into the living and dining areas, creating a welcoming atmosphere for gathering with family and friends. The spacious primary suite features a private ensuite, offering a peaceful retreat at day’s end, while in-suite laundry and secure titled underground parking ensure everyday ease and practicality. Leave your car behind and enjoy the freedom of walkable living in one of Alberta’s most sought-after mountain towns. This is more than a home—it’s a lifestyle defined by natural beauty, community connection, and effortless convenience, all woven seamlessly

into the fabric of everyday living. Call to view today!