GRASSROOTS REALTY GROUP

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3, 717 7th Street E
Canmore, Alberta

MLS # A2295433

$599,000

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	769 sq.ft.	**Age:**	1992 (34 yrs old)
Beds:	1	**Baths:**	1
Garage:	Assigned, Parking Pad		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Few Trees, Garden, Level, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Linoleum	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	$ 250
Basement:	None	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	R4
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: n/a

This one bedroom, one bath condo is located in charming St. Michaels Place, a well built 12 unit condo complex located only a block from Main Street in downtown Canmore. Unit 3 is a quiet ground level residence featuring its own private front door entry off a welcoming courtyard. Inside you will find a bright and spacious single level layout. Recent upgrades include beautiful engineered hardwood flooring and durable linoleum. The open concept kitchen, dining and living area are ideal for comfortable everyday living, while the generously sized bedroom offers a peaceful retreat. A laundry/storage room adds valuable functionality. One exterior parking stall is included, entry from the lane. Enjoy easy walking access to trails along the Bow River, nearby park and amenities of downtown Canmore. This property offers a wonderful balance of comfort, quiet, and community in a highly desirable location. Age restriction 40+

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