



**43, 127 Carey  
Canmore, Alberta**

**MLS # A2302325**



**\$1,169,900**

<b>Division:</b>	Homesteads		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Wood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Spacious Mountain Living in a wonderful neighborhood - Set in one of Canmore's most sought-after neighborhoods, this inviting bareland condo offers the perfect balance of full-time comfort and weekend escape. Just a 6-minute drive to downtown—or an easy, scenic stroll along the Bow River—you're ideally positioned to enjoy the best of the Rockies. With 1,867 sq ft across three levels, this 3-bedroom, 3.5-bath home provides generous space to relax, host, and unwind. The bright open-concept living and dining area features warm wood floors, a cozy gas fireplace, and peaceful valley views over green space. Lovingly maintained, this home is ready for your personal touch to truly make it shine. A patio and two private balconies invite you outdoors, while the single garage offers room for all your mountain gear. Downstairs, a sun-filled family room adds even more flexible living space—perfect for guests or quiet evenings in. The homesteads are a lovely and very safe and friendly neighborhood, and the property is easy to show. Don't wait, call now! (Please note, that the home is virtually staged - please use the virtual tour to get an accurate representation of the house as it currently is)