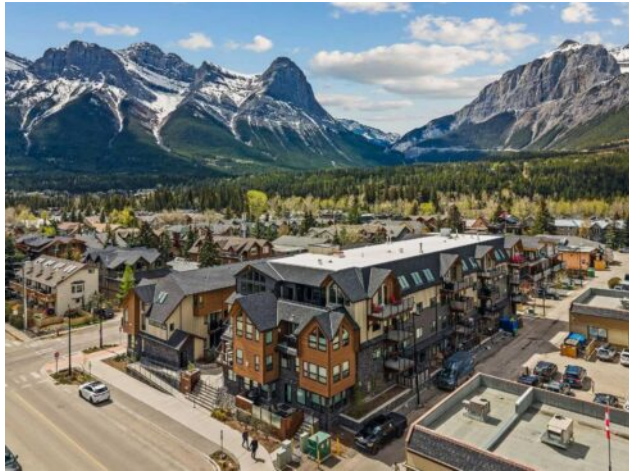




**110, 810 7th Street
Canmore, Alberta**

MLS # A2311701



\$755,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | South Canmore | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse | | |
| Size: | 739 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Owned, Parkade, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Corner Lot, Low Maintenance Landscape, No Neighbours Behind, Street Light | | |

| | | | |
|--------------------|---|-------------------|------------|
| Heating: | Baseboard, High Efficiency, Fireplace(s), Hot Water, Natural Gas, Radiant | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 462 |
| Basement: | None | LLD: | - |
| Exterior: | Mixed | Zoning: | DC 2016-28 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage | | |
| Inclusions: | n/a | | |

Welcome to this spacious and private 1 bedroom end-unit townhome in the prestigious Residences at 7th & 7th, a 38 unit boutique development just steps from Canmore's vibrant Main Street. The open floor plan lends to the expansive south facing mountain views from the oversized windows. The kitchen is the heart of the home and features a large island and high end finishing package including built in stainless steel appliances, quartz counter tops and custom cabinetry. The living area is anchored by a floor to ceiling stone fireplace. Luxury vinyl plank flooring and cozy carpet in the bedroom offers a sleek and modern esthetic. The covered deck is a versatile outdoor space with stunning views of the Three Sisters and surrounding peaks. Secured parking in the heated titled underground space and a heated indoor storage unit for all of your gear makes this property the ultimate mountain sanctuary. Within walking distance to all of the shops, restaurants, galleries, extensive walking trails and the Bow River. Whether you're looking for a full time residence or a weekend getaway, this property offers the best of the Canmore lifestyle.