



307, 105 7 Avenue SE
High River, Alberta

MLS # A2316737



\$179,888

Division:	Southeast Central High River		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 694
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	-	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome home to Colonial House in High River, where comfort, convenience, and community come together in one of the area's most affordable and low maintenance living opportunities. This meticulously maintained, extra-large top floor unit offers a bright, warm, and inviting atmosphere, elevated by beautiful mountain views enjoyed from the balcony, living room, and primary bedroom. Expansive south facing windows fill the open concept great room with natural light, while the seamless flow between the kitchen, dining, and living areas creates a welcoming space perfect for entertaining or simply relaxing at home. Down the hall, you'll find two generously sized bedrooms, a full 4pc bathroom, along with a convenient in unit laundry and large storage room designed to keep everything organized and within easy reach. The spacious primary bedroom becomes a true retreat, offering peaceful mountain views to wake up to each morning. Step outside onto your covered, south facing balcony and experience an extension of your living space unlike most condominium offerings in this price range. Whether enjoying your morning coffee while taking in the mountain backdrop, tending to your flowerpots, or relaxing at sunset with a cool drink, this private outdoor space invites you to slow down and enjoy the view. The top floor location also provides added privacy and quiet enjoyment with no neighbours above. This exceptionally well cared for 55+ adult condominium offers an intimate and welcoming atmosphere with just 20 units. Professionally managed, the building provides excellent value through comprehensive condo fees that include heat, water, sewer, property insurance, landscaping, snow removal, reserve fund contributions, common area maintenance, and powered parking. The secure building also features elevator access for added everyday

convenience. Significant exterior improvements have already been completed, including a new roof, updated cladding, and fresh exterior paint, providing both peace of mind and long term value for years to come. Ideally located in the heart of High River, you are within walking distance to shopping, dining, medical services, and recreation. This vibrant small town community also offers a hospital, golf course, scenic walking paths, and beloved local events including the annual rodeo and hot air balloon festival. With Calgary only 25 minutes away, Okotoks just 15 minutes, and Kananaskis Country within easy reach, you'll enjoy the perfect blend of small town living with convenient access to both city amenities and the mountains. Don't miss your opportunity to experience the comfort, value, and views this exceptional top floor unit has to offer. Book your private showing with your favourite Realtor today.