



GRASSROOTS
REALTY GROUP

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2, 729 7th street
Canmore, Alberta

MLS # A2328137



\$1,159,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,717 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	res
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: n/a

Welcome to a beautifully finished home that perfectly blends modern design with everyday functionality. From the moment you step inside, you're welcomed by soaring ceilings, an abundance of natural light, and an open-concept layout that feels both spacious and inviting. At the heart of the home is a chef-inspired kitchen featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and a generous island that's perfect for entertaining or everyday living. The seamless flow into the dining and living areas creates an inviting space for gathering, highlighted by clean architectural lines and a warm, contemporary aesthetic. Upstairs, a versatile loft provides the ideal space for a home office, reading nook, or additional family room, while the thoughtfully designed bedrooms offer comfort, privacy, and flexibility for a variety of lifestyles and the laundry room presents an excellent opportunity to be converted into a fourth bedroom. Every detail has been carefully considered to maximize both function and style. Step outside onto your private deck, where you can enjoy your morning coffee or unwind after a day of adventure while taking in the fresh mountain air. Perfectly positioned in the heart of South Canmore, this exceptional home offers an unbeatable mountain lifestyle. Stroll to downtown Canmore's vibrant caf  s, restaurants, boutiques, and local shops, spend your afternoons along the picturesque Bow River, or explore the extensive network of walking and biking trails right from your doorstep. With nearby parks, green spaces, and a school just minutes away, this is a location that seamlessly blends convenience, recreation, and community—making it an ideal place to call home.