



GRASSROOTS
REALTY GROUP

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624, 608 7 Avenue
Canmore, Alberta

MLS # A2330047



\$860,000

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,278 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Includes a \$10k appliance credit

Set in the heart of downtown Canmore, Colliery Parc places you just blocks from Main Street, the Bow River, cafés, restaurants, and Canmore's extensive trail network. Designed for low-maintenance mountain living, this upper-level 2-bedroom townhome offers generous windows on both sides, filling the home with natural light throughout the day, while the elevated west-facing deck captures afternoon sun and mountain views. The Ha Ling colour palette showcases rich, darker finishes with upgraded platinum cabinetry and Night Tebas quartz countertops. Built to CHBA Net Zero Ready standards, the home features energy-efficient heating and cooling for year-round comfort. Photos are representative.