



GRASSROOTS
REALTY GROUP

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523, 608 7 Avenue
Canmore, Alberta

MLS # A2333268



\$960,000

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,277 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:	\$ 507
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: \$10, 000 Appliance Package, Solar Panels

Finding a well-designed 3-bedroom home in walkable South Canmore is rare—especially one built new. This townhome at Colliery Parc is steps from Main Street, trails, cafés, the Bow River and the Nordic Centre. The open-concept main floor connects the kitchen, dining and living areas around an upgraded fireplace. Grassi Lakes interior selections feature light cabinetry, Silestone quartz countertops, island seating and golden luxury vinyl plank flooring. Upstairs are three bedrooms, including a primary with ensuite, plus convenient laundry. Net Zero Ready construction includes solar panels, a hybrid heat pump and air conditioning at no additional charge. Also included: assigned parking with plug-in, exterior mountain-gear storage, a bike locker and new-home warranty. Ideal for a family, a weekend base or both. Photos are representative.