



GRASSROOTS
REALTY GROUP

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6, 717 7 Street Veterans Way
Canmore, Alberta

MLS # A2344647



\$629,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	1993 (33 yrs old)
Beds:	1	Baths:	1
Garage:	See Remarks, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: None

Welcome to easy and convenient Canmore living in this ground floor 1 bedroom, 1 bathroom condo offering approximately 772 sq ft. of well-planned space. A corner unit with an open living dining and living area with full southern exposure ensures the unit is full of natural light. The kitchen offers generous cabinetry, ample counter space and a functional layout including a space for bar stools and entertaining. The spacious bedroom gives enough room for a king size bed and storage space. Step onto the covered balcony off the living area and take in the beautiful mountain views with a spectacular view of the Three Sisters. Recent upgrades include a new microwave in the kitchen, a new washer and dryer in the laundry area and brand new paint throughout the entire unit. A brand new roof (August 2026) has just been finished on the entire condo complex and the reserve fund is healthy and well managed. The unit has had the master bedroom windows replaced in July 2025 and the living room windows are to be replaced in July 2027 (windows included in condo fees). Set in a low-rise, self -building that allows pets (upon condo board approval) and no short term rentals this is convenience and location at its best, just steps from main street with all the shops and services within walking distance. Please note there is currently a requirement in the condo bylaws that residents must be 40+. There is one designated parking spot included right on 7th street, situated just in front of the unit. With low condo fees of \$250/month this is a great opportunity for a full-time residence, weekend retreat or Canmore base. A welcoming home with the space, setting and mountain lifestyle buyers are looking for.