

11, 717 7TH STREET
\$524,880



In the heart of downtown, close to walking and biking trails and the Bow River.



This quiet 755 sqft south facing top floor unit is in the heart of Canmore, just a short stroll to all the services Main Street has to offer, close to biking & walking trails and the Bow River. As you walk in you are pulled into the large open living area, including a very generous kitchen with an expansive peninsula work space and upgraded back splash and stainless steel appliances. The dining/living room boasts an extensive number of wrap around windows that flood the living area with sunshine. The living room and viewing deck allow for spectacular southern views from the Three Sisters to East End of Mount Rundle. The large Primary bedroom also enjoys these same stunning views and is steps away from the full bath. Completing this unit is the spacious laundry/storage room for all your mountain gear plus an easy access assigned parking stall with plug in. This 40+ self managed complex is the perfect choice for your Canmore property.



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HAWKER-BETTS REAL ESTATE TEAM



Bedrooms	1
Bathrooms	1
Total Living Space	755 sq ft
Parking	Assigned Stall
2023 Property Taxes	\$2,055.33
Condo Fees:	\$200

BRAD HAWKER AND DREW BETTS

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