

7,717 7TH STREET
\$748,800



Top floor unit in the heart of Canmore



This 1,123 sqft top floor unit is in the heart of Canmore, just a short stroll to all the services Main Street has to offer and is close to biking/walking trails along the Bow River. As you walk in you will be impressed with all the upgrades throughout. A large open living space with a wall of windows includes a very generous kitchen with granite countertops, slate floors, stainless appliances and a living/dining area with maple hardwood floor and gas fireplace. Stepping out to the large balcony you can enjoy the mountain views. The large Primary bedroom features an upgraded ensuite bath with more granite and heated floors. The second bedroom and upgraded full bath complete are just steps away from the living space. Other features include a generous laundry/storage room, outdoor storage and assigned parking stall with plug in. This 40+ self managed complex is the perfect choice for your Canmore property. Not available for short term rental.



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HAWKER-BETTS REAL ESTATE TEAM



BRAD HAWKER AND DREW BETTS

ASSOCIATE BROKER
REALTOR®

Bedrooms	2
Bathrooms	2
Total Space	1,123 sq ft
Parking	Assigned
2023 Property Taxes	\$2,663.19
Condo Fee's	\$225



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