12, 200 Glacier Drive
Canmore, Alberta

MLS # A2223199

$759,000

Division:	Grotto Mountain Village/Glacier
Type:	Residential/Five Plus
Style:	2 and Half Storey

Size:	997 sq.ft.	**Age:**	1996 (29 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	See Remarks		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 285
Basement:	Finished, Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	R3
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Pantry, See Remarks			

Inclusions:	n/a

This charming 3-bedroom, 2-bathroom townhome in Eagleview Village is the perfect opportunity to enter into the Canmore market. Backing onto peaceful greenspace, it offers a sense of privacy while still being close to schools, the bus route, and scenic walking and biking paths. Inside, you'll find a welcoming slate tile entry, an open-concept main floor with a cozy gas fireplace, and a functional kitchen with a pantry that opens onto your own private deck—ideal for morning coffee or evening unwinding. Upstairs offers a 4-piece bathroom along with your spacious primary bedroom and a comfortable second bedroom. The fully finished basement includes the third bedroom and a large rec room, offering plenty of flexibility for a growing family, guests, or a home office. Whether you're looking for your first home or a smart investment, this townhome checks all the boxes.