

4, 833 7th Street  
Canmore, Alberta

MLS # A2238217



# \$847,900

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, High Ceilings, Open Floorplan, Pantry, Primary Downstairs, Storage, Vaulted Ceiling(s)		

**Inclusions:** NA

A beautifully maintained 2 bed, 2 bath fourplex, just steps from Canmore's vibrant Main Street and the Bow River. This south-facing home offers the perfect blend of tranquility and convenience. The upper level showcases an open-concept floorplan with soaring vaulted ceilings and large windows that flood the space with natural light. Relax in the spacious living room with a cozy gas fireplace or step out onto the expansive deck to enjoy the mountain views with your morning coffee or night cap. The kitchen features a raised eating bar, pine cabinetry, lots of counter space and pantry, A cozy dining area and half bath finish off the upper level. On the entry level, you'll find a well-appointed primary bedroom, a second bedroom, a full bath combined with laundry, and two large storage areas—ideal for storing all your mountain toys. Recent updates include brand-new carpet and fresh paint throughout. Whether you're looking for a full-time residence, weekend retreat, or investment property, this home delivers comfort, charm, and an unbeatable location. Don't miss this rare opportunity in the heart of Canmore!