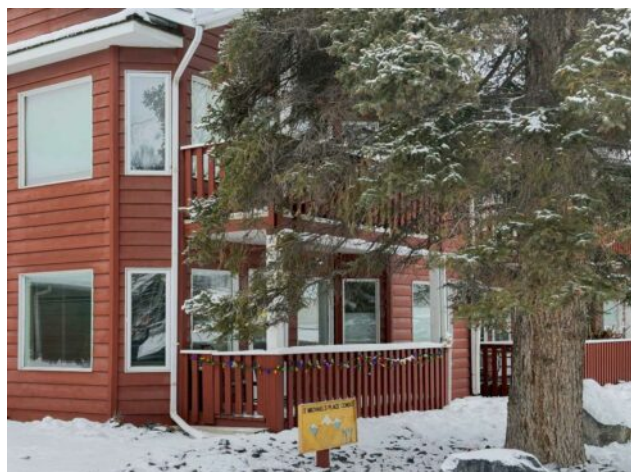


3, 717 7th Street E  
Canmore, Alberta

MLS # A2275844



# \$639,000

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	769 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Garden, Level, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** none

This one bedroom, one bath condo is located in charming St. Michaels Place, a well built 12 unit condo complex located only a block from Main Street in downtown Canmore. Unit 3 is a quiet ground level residence featuring its own private front door entry off a welcoming courtyard. Inside you will find a bright and spacious single level layout. Recent upgrades include beautiful engineered hardwood flooring and durable linoleum. The open concept kitchen, dining and living area are ideal for comfortable everyday living, while the generously sized bedroom offers a peaceful retreat. A laundry/storage room adds valuable functionality. One exterior parking stall is included, entry from the lane. Enjoy easy walking access to trails along the Bow River, nearby park and amenities of downtown Canmore. This property offers a wonderful balance of comfort, quiet, and community in a highly desirable location. Age restriction 40+