

# \$759,000 - 12, 200 Glacier Drive, Canmore

MLS® #A2223199

**\$759,000**

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.00 Acres

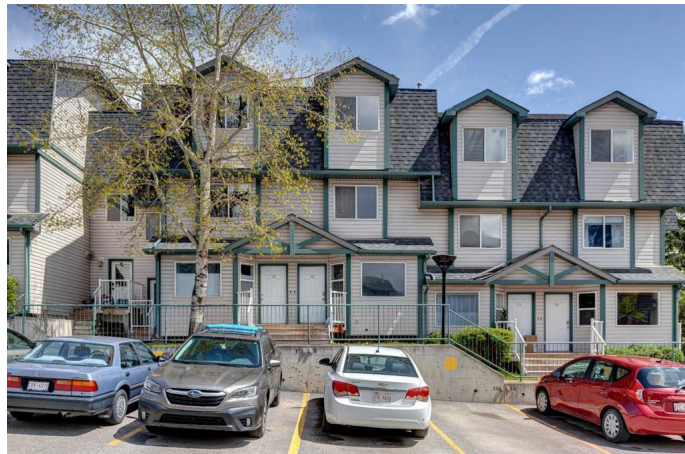
Grotto Mountain Village/Glacier, Canmore, Alberta

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.

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2223199  |
| Price          | \$759,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 997       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1996              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | 2 and Half Storey |
| Status     | Active            |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 12, 200 Glacier Drive           |
| Subdivision | Grotto Mountain Village/Glacier |
| City        | Canmore                         |
| County      | Bighorn No. 8, M.D. of          |
| Province    | Alberta                         |
| Postal Code | T1W 1K6                         |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | Pantry, See Remarks                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Washer |
| Heating           | Forced Air, Natural Gas                   |
| Cooling           | None                                      |
| Fireplace         | Yes                                       |
| # of Fireplaces   | 1                                         |
| Fireplaces        | Gas, Living Room                          |
| Has Basement      | Yes                                       |
| Basement          | Finished, Full                            |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Garden                       |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 15             |
| Zoning         | R3             |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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