

# \$787,500 - 12, 704 8th Avenue, Canmore

MLS® #A2224199

**\$787,500**

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.00 Acres

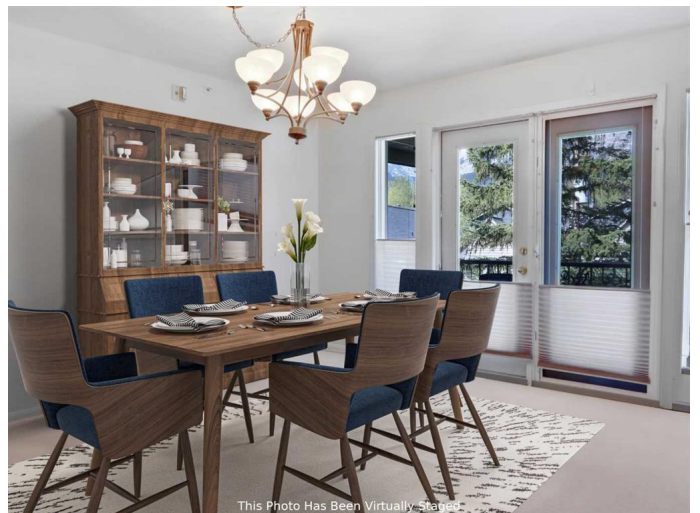
South Canmore, Canmore, Alberta

This top-floor corner unit, 1022 sqft two-bedroom, two-bathroom condo offers the perfect blend of downtown convenience and tranquility, situated on the peaceful side of a boutique building just steps from Main Street Canmore. Designed for effortless bungalow-style living, the open floor plan showcases a corner gas fireplace, an eating bar, in-floor heating, and expansive windows that invite abundant afternoon and evening light. Step onto the private balcony to take in stunning views. The building features elevator access, secure underground parking, and generous storage space. Condo fees encompass heat, hot water, water/sewer, exterior maintenance, insurance, landscaping, snow removal, elevator service, underground parking, and contributions to the reserve fund, ensuring a well-maintained and worry-free living experience.

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2224199  |
| Price          | \$787,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,022     |
| Acres          | 0.00      |
| Year Built     | 1996      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12, 704 8th Avenue     |
| Subdivision | South Canmore          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W2E3                 |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s)          |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                         |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | In Floor                                                                               |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas, Living Room                                                                       |
| # of Stories      | 2                                                                                      |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Stucco  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 76             |
| Zoning         | R4             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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