

# \$809,900 - 3, 833 7th Street, Canmore

MLS® #A2228386

**\$809,900**

2 Bedroom, 2.00 Bathroom, 1,246 sqft

Residential on 0.04 Acres

South Canmore, Canmore, Alberta

What a view! From the upper level you are greeted with stunning mountain vistas. Gaze out over the Fairholme Range. Or step out on to your deck and check out the Rundle Range. Whether you're lounging in the sun, sipping your morning coffee, or growing your own herbs and flowers, the deck is the perfect spot to soak it all in.

The mountain retreat you are after with vaulted ceilings and a cozy gas fireplace. The kitchen was made for entertaining, with a centre island, bar-top seating, plenty of cabinetry and a dining nook that's tucked to the side but still part of the action. The home has been freshly painted in a stylish white-grey palette, perfectly accented by warm wood trim to keep the mountain charm alive.

Downstairs, you'll find two generous bedrooms. One with beautiful floor-to-ceiling bay windows that frame a view of Lady Macdonald. The second bedroom sits just across the hall for added privacy, making it perfect for guests, or a home office. There's also plenty of in-unit storage, including extra closets and a crawlspace, plus potential to add more storage on-site.

Location? It's ideal. Walk to Main Street for shops, caf  s, and restaurants. Stroll the nearby river paths, take in the local festivals and live music at Centennial Park, or head straight into the trail network for a day of hiking or biking. You're right where the Canmore



lifestyle comes to lifeâ€”close to it all, yet tucked away just enough to enjoy some peace and quiet.

The building itself is refreshingly simple and well-run and well built, with recent upgrades like a newer roof, fresh exterior paint and a solid masonry party wall for extra sound proofing . Low condo fees keep ownership affordable and stress-free, whether you're living here full-time or using it as a weekend basecamp.

Mountain living doesnâ€™t get much better than thisâ€”views, location, and style.

Built in 2001

### **Essential Information**

MLS® #	A2228386
Price	\$809,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,246
Acres	0.04
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3, 833 7th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2C4

## Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street, Stall

## Interior

Interior Features	Kitchen Island, See Remarks, High Ceilings, Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Balcony, Storage
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Siding
Foundation	Block

## Additional Information

Date Listed	June 13th, 2025
Days on Market	98
Zoning	R4

## Listing Details

Listing Office	RE/MAX Alpine Realty
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