

**108, 810 7th Street  
Canmore, Alberta**

**MLS # A2228957**



**\$687,000**

|                  |                           |               |                  |
|------------------|---------------------------|---------------|------------------|
| <b>Division:</b> | South Canmore             |               |                  |
| <b>Type:</b>     | Residential/Other         |               |                  |
| <b>Style:</b>    | Townhouse-Stacked         |               |                  |
| <b>Size:</b>     | 711 sq.ft.                | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 1                         | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade, Titled           |               |                  |
| <b>Lot Size:</b> | -                         |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape |               |                  |

|                    |                                                                              |                   |              |
|--------------------|------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Baseboard, Hot Water                                                         | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                    | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                              | <b>Condo Fee:</b> | \$ 450       |
| <b>Basement:</b>   | None                                                                         | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Composite Siding, Wood Frame, Wood Siding                                    | <b>Zoning:</b>    | Residential  |
| <b>Foundation:</b> | Poured Concrete                                                              | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage |                   |              |

**Inclusions:** n/a

Picture yourself at The Residences at 7th & 7th, a prestigious boutique condo development ideally located one block from the vibrant core of downtown Canmore. Surrounded by boutique shops, trendy eateries & inspiring art galleries, this one-bedroom suite offers the ultimate blend of luxury living & mountain town charm. This sun-soaked south-facing unit boasts natural light and sweeping mountain views through expansive windows. The thoughtfully designed open-concept layout features a modern kitchen with a large quartz island, perfect for entertaining and gas fire place for cozy nights in. Step out onto your private balcony—the perfect spot to enjoy your morning coffee or take in the view on Summer night. With two separate entrances, this home offers convenient access for pet owners or active lifestyles. Additional features include two titled parking stalls in the secure underground parkade, a heated storage locker & the peace of mind that comes with Alberta New Home Warranty. Whether you’re looking for a full-time residence or a weekend retreat, this property checks all the boxes for style, comfort & location.