

# \$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	48
Zoning	R4

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.