

# \$1,775,000 - 406, 810 7 Street, Canmore

MLS® #A2187081

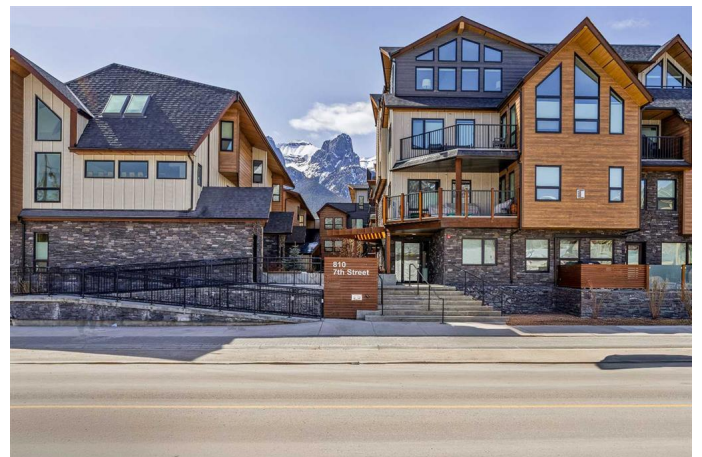
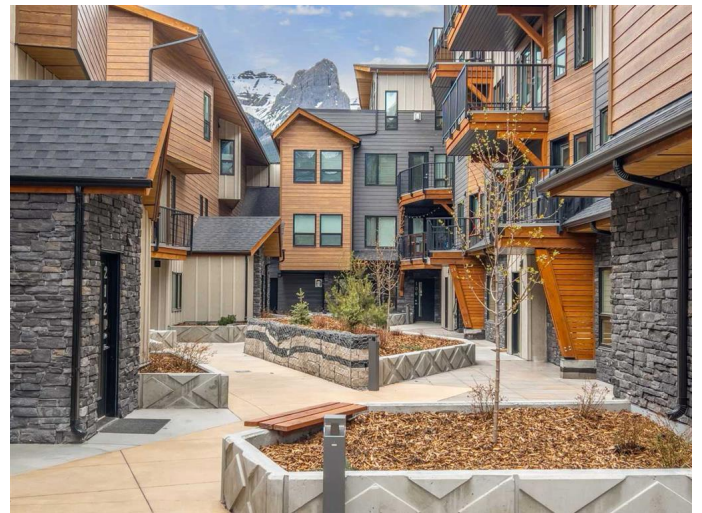
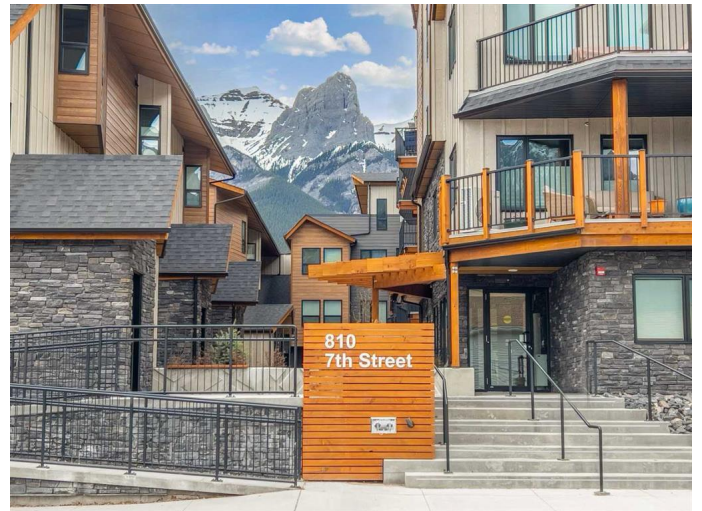
**\$1,775,000**

4 Bedroom, 3.00 Bathroom, 1,978 sqft

Residential on 0.00 Acres

Town Centre\_Canmore, Canmore, Alberta

Step into luxury in this one of a kind 2 storey penthouse with sweeping south facing views of Canmore's most iconic peaks. You can watch the sunrise above the Three Sisters from the large deck and enjoy the sun all day long as it floods the space with natural light. The open concept kitchen, dining and living area is perfect for entertaining and gathering with family. The kitchen boasts a large quartz island, custom cabinetry and high end SS appliances. Vaulted ceilings, hardwood flooring and the gas fireplace with stone surround lend to a warm, modern-rustic mountain vibe. Relax and turn on the central AC on those hot summer days. A full bathroom and a small bedroom or versatile office space complete the upper level. The lower level is thoughtfully designed to allow for privacy and separation of space with a cozy second living space, two more bedrooms, a full bathroom, and the master retreat. With a private south facing deck and spa-like ensuite you will feel the tranquility and comfort the moment you walk in, in fact you may never want to leave. The Residences at 7th and 7th is a built-green certified boutique development with a collection of 38 luxury townhomes only steps from Canmore's vibrant Main Street and Bow River pathways. This premier location ensures unobstructed, protected views that safeguard your investment, promising enduring value and future appreciation. Contact your agent for a viewing today!



Built in 2021

## Essential Information

MLS® #	A2187081
Price	\$1,775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,978
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

## Community Information

Address	406, 810 7 Street
Subdivision	Town Centre_Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W0N4

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Master Downstairs, Quartz Counters, Vaulted Ceiling(s), Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Range
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone

# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Landscaped, Corner Lot, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	91
Zoning	Residential

### **Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.