

# \$865,000 - 2, 1530 7th Avenue, Canmore

MLS® #A2210541

**\$865,000**

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.00 Acres

Lions Park, Canmore, Alberta

Beautifully renovated townhome steps from downtown. Ideally located within walking distance to downtown Canmore, this stunning home has been fully renovated from top to bottom. The main floor offers a bright, open-concept layout that seamlessly connects the modern kitchen, dining area and spacious living room—perfect for both relaxing and entertaining. Step out to the fenced-in yard, ideal for enjoying the outdoors year-round. Upstairs, you'll find three generously sized bedrooms and a full bathroom. An enclosed front entry provides practical extra storage space for bikes, gear or other essentials. Set in a well-maintained complex in a sought-after neighbourhood, this home is just moments from scenic hiking and biking trails and all the charm and adventure that Canmore has to offer.

Built in 1983

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210541  |
| Price          | \$865,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,108     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1983          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2, 1530 7th Avenue     |
| Subdivision | Lions Park             |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 1R1                |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Parking, Playground |
| Parking Spaces | 2                   |
| Parking        | Parking Pad         |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer    |
| Heating           | Forced Air                                                 |
| Cooling           | None                                                       |
| Has Basement      | Yes                                                        |
| Basement          | See Remarks                                                |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other                                        |
| Lot Description   | Landscaped, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Siding                                  |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 24               |
| Zoning         | R3               |

### Listing Details

Listing Office

CENTURY 21 NORDIC REALTY

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