

# \$2,588,000 - 609 7 Street Veterans Way, Canmore

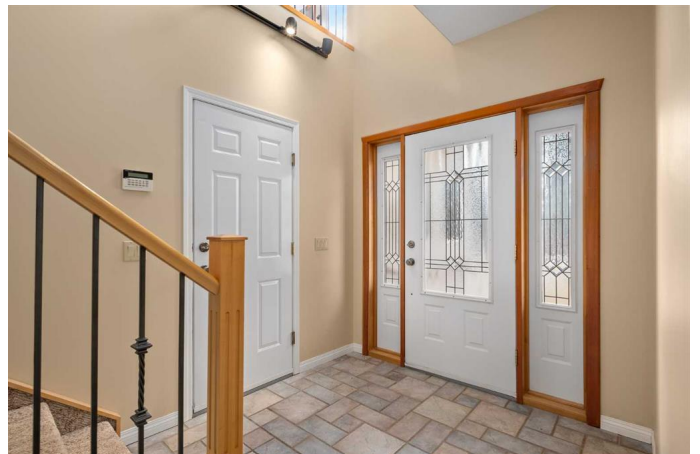
MLS® #A2205099

**\$2,588,000**

2 Bedroom, 3.00 Bathroom, 2,138 sqft  
Residential on 0.15 Acres

Town Centre\_Canmore, Canmore, Alberta

Canmore AB is calling with a wonderful opportunity. Nestled in the Bow Valley with city amenities but small town feel this property, with 895 sq. ft on the main level and 1,095 sq. ft on the second level, could be a possible family home or an investment project. The ground level has a wide front drive and double attached garage providing ample parking. A paving block patio area at the front provides a comfortable spot to enjoy your morning coffee or end of day relaxation. The foyer is wide and welcoming with high ceilings and tiled flooring. To the left is a utility/storage room with cork flooring and windows overlooking the park, and a large walk-in storage/cellar. Down the hall is a carpeted family room, den with corner gas fireplace, and a bedroom with 3-pc ensuite and walk-in closet. The den and bedroom have graceful bow windows, and the dining room has substantial windows with a beautiful view of the expansive back yard looking out to Spring Creek and gives you access to a very generous sized deck for summer enjoyment. A 2-pc bath completes the main level. The second level displays an open concept kitchen, dining room and living room is quite breathtaking with high cedar ceilings, two skylights above the kitchen area and an abundance of natural light from windows at either end of the open area. The kitchen features cork flooring, a ton of oak cabinetry, an island/breakfast bar with sink, laminate counter tops with a second sink and stainless appliances. Access to the south-facing



balcony is through the kitchen. A considerable sized bedroom with 5-pc ensuite (double sinks) and walk-in closet gives you the privacy you deserve. Laundry facilities are provided on this level. As for access and amenities, Highway 1 gets you to the fabulous Rockies and to all points west i.e. Banff or east i.e. Kananaskis. Close to schools, daycare, playgrounds, the Bow River, shopping i.e. Safeway and Save-on Foods, the Canmore Golf and Country Club and of course, Centennial Park and Playground across the street. This is a superb gateway to acquiring a piece of scenic and delightful Canmore. Take the first step and call today for a viewing appointment.

Built in 2000

### **Essential Information**

MLS® #	A2205099
Price	\$2,588,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,138
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	609 7 Street Veterans Way
Subdivision	Town Centre_Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta

Postal Code T1W2C2

### **Amenities**

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features Beamed Ceilings, Breakfast Bar, Closet Organizers, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Master Downstairs, Skylight(s)  
Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Basement None

### **Exterior**

Exterior Features Balcony, Garden, Private Yard  
Lot Description Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Low Maintenance Landscape, Treed  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 5  
Zoning R2A

### **Listing Details**

Listing Office Comox Realty

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