

# \$865,000 - 18, 1530 7th Avenue, Canmore

MLS® #A2206046

**\$865,000**

3 Bedroom, 1.00 Bathroom, 1,125 sqft  
Residential on 0.00 Acres

Town Centre\_Canmore, Canmore, Alberta

Welcome to this beautifully renovated 3-bedroom, 1-bathroom townhouse in the heart of Canmore! Thoughtfully updated with modern finishes and creative storage solutions, this home is ideal for growing families. The bright, open-concept main floor features durable vinyl plank flooring, sleek quartz countertops, and stainless steel appliances—perfect for busy mornings and family dinners.

Step outside to your private, fenced backyard, a safe and secure space for little ones to play. The outdoor storage area at the front of the unit keeps gear organized, while the walkable-height crawlspace provides extra seasonal storage. With hot water on demand, new trim and interior doors, and stylish window coverings, this home is truly move-in ready.

Located in family-friendly Spring Creek Gardens, just three blocks from Main Street, you'll enjoy easy access to shops, cafes, and outdoor adventures. Schools and the Roundhouse daycare are just a short walk away, making daily routines a breeze. Don't miss this incredible opportunity to own a home designed for family living in the heart of Canmore!

Built in 1983

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2206046      |
| Price          | \$865,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,125         |
| Acres          | 0.00          |
| Year Built     | 1983          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 18, 1530 7th Avenue    |
| Subdivision | Town Centre_Canmore    |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W1R1                 |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water                          |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Built-In Electric Range, Instant Hot Water |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Crawl Space, None   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Garden   |
| Lot Description   | Back Yard, Low Maintenance Landscape, No Neighbours Behind |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

### **Additional Information**

|                |                         |
|----------------|-------------------------|
| Date Listed    | March 26th, 2025        |
| Days on Market | 9                       |
| Zoning         | Residential Multifamily |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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