



DON'T GAMBLE WITH YOUR HOME.
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602 8th Ave Avenue SW
 Canmore, Alberta

MLS # A2154884



\$2,099,999

Division:	South Canmore		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,173 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Interior Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Post & Beam, Stucco, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

ONLY ONE UNIT REMAINING. Welcome to the opportunity to own a deluxe finished, newly constructed duplex, within steps of the highly desirable Canmore Downtown core. Located in the much sought after South Canmore area is this impeccably finished duplex. The floor layout and space make it feel like a high end single family home. The full width balcony, off the main floor, has expansive mountain views and can accommodate a hot tub. Premium appliances, custom designer touches, a penthouse style master suite with spa like bathroom, plus double car garage with heated slab complete the package. Built by a local established builder the home also comes with New Home Warranty.