



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

301, 829 8th Street
Canmore, Alberta

MLS # A2179463



\$1,650,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,189 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,174
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	Hotel Condo
Foundation:	-	Utilities:	-
Features:	Beamed Ceilings, Elevator, Quartz Counters		

Inclusions: N/A

Welcome to Settler's Block. Canmore's only luxury steel and concrete building on main street. This 2 bed 2 bath 2nd floor corner unit in the heart of downtown is finished to the highest standard with ceiling beams and mantles constructed from reclaimed wood from the Canmore Engine bridge, hardwood and tile flooring, high end finishings, Bertazzoni stainless steel appliances with gas range, infloor heat, A/C, and a private patio with gas hookup with breathtaking mountain views. Elevator access to the 2500 sq ft rooftop patio provides BBQ's and a seating area for entertaining, and an Infra red Sauna for relaxing and enjoying the 360 degree, panoramic views of Canmore. Subject to GST