

# \$759,000 - 12, 200 Glacier Drive, Canmore

MLS® #A2223199

## \$759,000

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.00 Acres

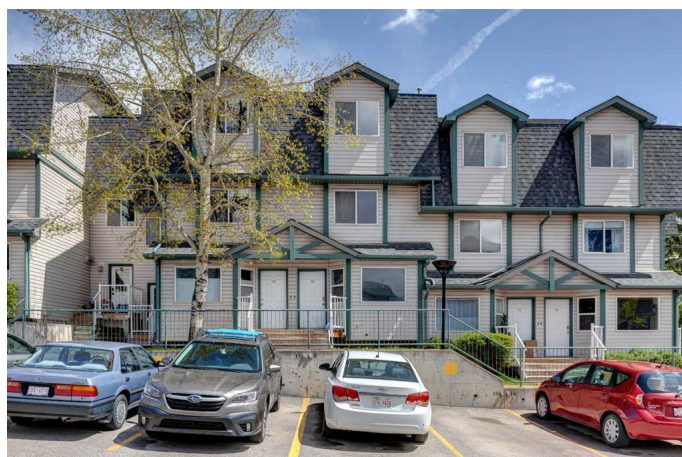
Grotto Mountain Village/Glacier, Canmore, Alberta

This charming 3-bedroom, 2-bathroom townhome in Eagleview Village is the perfect opportunity to enter into the Canmore market. Backing onto peaceful greenspace, it offers a sense of privacy while still being close to schools, the bus route, and scenic walking and biking paths. Inside, you'll find a welcoming slate tile entry, an open-concept main floor with a cozy gas fireplace, and a functional kitchen with a pantry that opens onto your own private deck—ideal for morning coffee or evening unwinding. Upstairs offers a 4-piece bathroom along with your spacious primary bedroom and a comfortable second bedroom. The fully finished basement includes the third bedroom and a large rec room, offering plenty of flexibility for a growing family, guests, or a home office. Whether you're looking for your first home or a smart investment, this townhome checks all the boxes.

Built in 1996

## Essential Information

MLS® #	A2223199
Price	\$759,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	997



Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	12, 200 Glacier Drive
Subdivision	Grotto Mountain Village/Glacier
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1K6

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Parking Pad

### **Interior**

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	37
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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