

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

MLS® #A2223199

## \$759,000

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.00 Acres

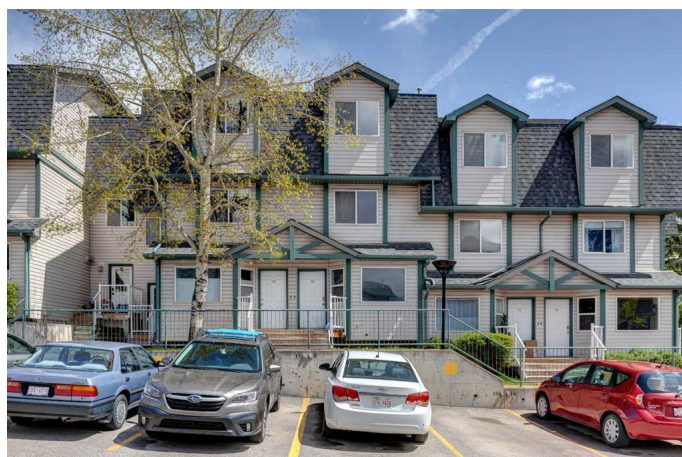
Grotto Mountain Village/Glacier, Canmore, Alberta

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	Full, Finished

### **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	50
Zoning	R3

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.