

# \$759,000 - 22, 200 Glacier Drive, Canmore

MLS® #A2213367

**\$759,000**

2 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.00 Acres

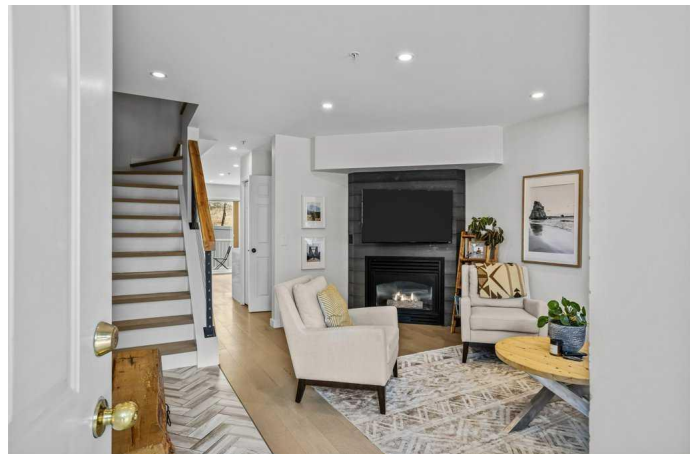
Grotto Mountain Village/Glacier, Canmore, Alberta

This bright and beautifully renovated townhouse offers 1,350 sq ft of thoughtfully designed living space that blends modern comfort with the natural beauty of its Canmore setting.

A custom tiled entryway opens into a spacious living room, highlighted by engineered hardwood flooring throughout, a modern fireplace surround and a refreshed half bath—perfect for entertaining or unwinding after a day outdoors. The main floor features a stunning kitchen with new quartz countertops, stainless steel appliances, pot lighting, and sleek modern cabinetry. Enjoy morning light and eastern views from the back deck, accessed directly from the kitchen.

New railings and LED staircase lighting guide you upstairs to two bright, spacious bedrooms, each featuring large view windows, stylish bifold barn doors, and feature walls. A beautifully updated 4-piece bath completes the upper level.

More LED staircase lighting welcomes you to a versatile lower level with a cozy second living area—ideal for movie nights or hosting guests—along with a flexible space perfect for a home gym or office. The standout laundry room is as practical as it is beautiful, with wood countertops, new cabinetry, and ample room for gear storage and a functional workbench.



With all renovations complete, this move-in-ready home lets you step right into the Canmore lifestyle at a great price point, with some of the lowest condo fees in Canmore, without lifting a finger!

Built in 1996

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213367      |
| Price          | \$759,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 915           |
| Acres          | 0.00          |
| Year Built     | 1996          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 22, 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      | Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Guest, Stall                           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Wood Counters |
|-------------------|---|

|                 |  |
|-----------------|--|
| Appliances      | Dishwasher, Dryer, Electric Range, Freezer, Range Hood, Refrigerator, Washer, Window Coverings |
| 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 | Playground, Private Entrance  |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 10               |
| Zoning         | 12X              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital 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.