



**GRASSROOTS**  
REALTY GROUP

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1, 809 5th Street  
Canmore, Alberta

MLS # A2218637



**\$985,000**

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,492 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Post & Beam, Wood Siding	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Laminate Counters, Open Floorplan, Skylight(s), Steam Room, Storage		

Inclusions: n/a

#1 809 5th Street is a charming townhouse that offers three bedrooms and two and a half bathrooms across a thoughtfully designed layout. The main floor features an open-concept kitchen, dining, and living area, highlighted by soaring vaulted pine ceilings and a rustic wood stove that adds warmth (literally) and mountain charm. Step out from the living room onto a spacious deck and take in the stunning mountain views. Upstairs, the airy loft level is home to a generous primary suite with a private ensuite. The ground level includes two comfortably sized bedrooms, a full bathroom with a luxurious steam shower, a laundry room, and ample storage. Parking is available with one dedicated rear stall equipped with a plug-in, along with additional street parking at the front. Ideally situated in a central downtown location, this home is just a short walk from local restaurants, scenic trails, and the Bow River.