



**GRASSROOTS**  
REALTY GROUP

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2, 637 4th Street NW  
Canmore, Alberta

MLS # A2221252



**\$795,000**

Division:	South Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	985 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	5555
Foundation:	-	Utilities:	Cable Connected
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: None

Situated in the South Canmore downtown area. Mountain views from the living room, dining room and large covered deck. Walking distance to the heart of downtown and all amenities. School and playground area just around the corner. 2 bedroom, 2 bathroom cozy home all on one level including lots of natural light plus a gas fireplace. Large storage behind the single car garage. 4 units in total in this building and they all have individual garages. The owner has looked after this home and added a new furnace and hot water tank.