



**GRASSROOTS**  
REALTY GROUP

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3, 614 3rd Street  
Canmore, Alberta

MLS # A2228365



**\$799,980**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	598 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** window coverings

Discover this charming 3 bedroom, 1.5 bath townhouse located in a desirable fourplex in the heart of South Canmore. Just minutes on foot to the river, downtown shops, restaurants, trails, school, and park, this home offers the ideal blend of convenience and lifestyle. The spacious and open main living area is designed for comfort and entertaining, creating a welcoming space for gatherings with family and friends. Step outside to your own private and enclosed yard—perfect for relaxing, gardening, or enjoying the fresh mountain air. You will love the updates including new windows and doors, hot water tank, a high efficiency furnace, appliances, flooring, and extra insulation that have already been done — giving you great peace of mind! Enjoy the rare opportunity to own in one of Canmore's most sought-after neighbourhoods at an affordable price point.