



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4, 833 5th Street
Canmore, Alberta

MLS # A2228906



\$819,000

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Treed, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: NA

Nestled in the heart of South Canmore, this open-concept townhome perfectly blends comfort and mountain charm. Just steps from vibrant Main Street, schools, scenic walking trails, and the Bow River, this two-bedroom, two-bathroom condo is ideally positioned to enjoy all that Canmore has to offer. The inviting layout features a cozy wood-burning fireplace in the spacious living area. The kitchen boasts stunning granite countertops and a skylight that fills the space with natural light. Ample storage is available, including a full crawl space ideal for bikes, skis, and winter tires. Recent upgrades include new windows on the second floor and a new front exterior door installed in 2023. A large ground-level patio extends your living space outdoors, perfect for entertaining, enjoying morning coffee, or simply taking in the mountain air. This townhome is ideal for a full-time residence or a weekend retreat in one of AB most sought-after mountain towns!