



**GRASSROOTS**  
REALTY GROUP

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

2, 601 4th Street  
Canmore, Alberta

MLS # A2230610



**\$939,000**

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,556 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 500
LLD:	-
Zoning:	res multi
Utilities:	-

Inclusions: N/A

This beautifully renovated 3-bedroom, 2.5-bathroom townhome offers over 1500 sq. ft. of bright, open-concept living space. The entry level features two bedrooms, a full bathroom, and a convenient laundry/storage area. The main floor showcases vaulted ceilings, stunning mountain views, and a welcoming living area with expansive windows for natural light. Enjoy a modernized kitchen with upgraded counters, lighting, and new flooring throughout. A powder room and a deck off the back make it perfect for entertaining. Upstairs, find your private retreat in the master suite, complete with a 3-piece ensuite. Enjoy living in the highly sought-after South Canmore, just steps from the Bow River, various parks, and Canmore's vibrant town center!