



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 (29 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            | Water:     | -         |
| Floors:     | Carpet, Vinyl                      | Sewer:     | -         |
| Roof:       | Asphalt Shingle                    | Condo Fee: | \$ 500    |
| Basement:   | None                               | LLD:       | -         |
| Exterior:   | Wood Frame, Wood Siding            | Zoning:    | res multi |
| Foundation: | Poured Concrete                    | Utilities: | -         |
| Features:   | Kitchen Island, Vaulted Ceiling(s) |            |           |
| 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!