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## 2, 601 4th Street Canmore, Alberta

MLS # A2230610



\$975,000

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

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Vinyl Roof: Condo Fee: \$ 500 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Wood Frame, Wood Siding res multi Foundation: **Poured Concrete Utilities:** 

Features: Kitchen Island, Vaulted Ceiling(s)

Inclusions: N/A

OPEN HOUSE THIS SATURDAY, August 23rd from 12pm-2pm. SOUTH CANMORE TOWNHOME - 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!