



GRASSROOTS
REALTY GROUP

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4, 164 Rundle Drive
Canmore, Alberta

MLS # A2236740



\$1,316,000

Division:	Hospital Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	2,149 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 485
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	DC3(Z)93
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters		

Inclusions: N/A

Discover the perfect blend of adventure and tranquility in this beautifully renovated townhouse, ideally situated just steps away from the Bow River and a short stroll to downtown Canmore. This end unit boasts a preferred location within the development, providing a spacious floor plan and a peaceful atmosphere. As you enter, you'll be greeted by a modern kitchen featuring upgraded appliances and a bright, contemporary design that invites culinary creativity. The inviting living area showcases a stylish fireplace, bathed in natural light from numerous windows and a large skylight, creating a warm and welcoming space for relaxation and entertaining. The second floor hosts a generous master suite complete with an ensuite bathroom, along with two additional bedrooms that offer ample space for family or guests. For added charm, the third floor presents a cozy loft area, perfect for quiet family moments or a private retreat. Experience the best of both worlds with easy access to Canmore.