



GRASSROOTS
REALTY GROUP

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2, 722 3rd Street
Canmore, Alberta

MLS # A2238929



\$945,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | South Canmore | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,320 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Off Street, Parking Pad, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 5,516 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Wood Frame | Zoning: | R4 |
| Foundation: | Poured Concrete, Slab | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters, Vaulted Ceiling(s) | | |

Inclusions: Mirror in dining room & TV with wall bracket in living room.

Located on a quiet street in one of Canmore's most sought-after neighbourhood. This beautifully maintained 2 bedroom, 2 bathroom townhome offers a perfect blend of comfort, views, and walkability. With only one owner since new, the home has been lovingly cared for and includes a notably healthy reserve fund and great neighbours. Functional and Comfortable: Featuring 2 assigned parking stalls, and handy under stair storage in the front foyer adds function. The bright and airy open-concept living area, cozy gas fireplace and beautiful mountain views are the comfort and relaxation part. The nicely appointed kitchen with plenty of cabinetry, counter space and handy eating bar, is a little bit of both! Upstairs, both spacious bedrooms feature vaulted ceilings that bring in natural light and mountain views. Step out onto one of two balconies to enjoy your morning coffee or evening glass of wine surrounded by the Rockies. Located just a short walk from the shops, dining, and charm of downtown Canmore, while you can also stroll to the parks, river, and trails. Contact us to view today.