



GRASSROOTS
REALTY GROUP

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3, 810 4th Street NW
Canmore, Alberta

MLS # A2260656



\$1,299,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,767 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	0050
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas, Garbage C
Features:	Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions:	N/A
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Located in desirable South Canmore. This 3 bedroom, 4 bathroom 1767 sq ft townhouse is well maintained. Welcome to a completely renovated home with meticulous woodwork, from the hickory floors on the main level to the custom knotty Adler doors and trim throughout. Open stairs to maximize the light and spaciousness. Each of the 2 bedrooms on the top floor have full bathrooms with laundry. The lower level is a media room or bedroom with full bathroom and in-floor heating, with a wet bar and a granite counter. The kitchen is professionally designed including 2 sinks, quartz countertops on the island and cabinet areas. The living room has a gas fireplace and open concept through to the dining room and kitchen. Outside there is a ground level sitting area and cozy balcony facing west off the 2nd floor. Secured outside storage for bicycles and seasonal equipment. There is a single car garage plus a driveway to accommodate 2 cars.