



**GRASSROOTS**  
REALTY GROUP

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2, 722 3rd Street  
Canmore, Alberta

MLS # A2279960



**\$889,900**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Stone, Wood Frame

**Foundation:** Poured Concrete, Slab

**Features:** Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 460

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** N/A

Located on a quiet street in one of Canmore's most sought-after neighbourhoods. 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 a much larger square footage of living space than many newer builds today. Functional and Comfortable: Featuring 2 assigned parking stalls, and a very handy storage room under the stairs on the ground floor both provide the functionality. A 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 Canadian 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.