



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3, 809 5th Street
Canmore, Alberta

MLS # A2280195



\$985,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,651 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Level, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Separate Entrance, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to this spacious and well-appointed townhouse located at 3-809 5th Street in the heart of South Canmore. Offering 1,651 sq ft of developed living space, this 3-bedroom, 2.5-bathroom home features an inviting open-concept layout complemented by vaulted ceilings that enhance natural light and create a bright, airy atmosphere throughout the main living areas. Step outside to the south-facing balcony, an ideal outdoor living space to relax or entertain while taking in spectacular mountain views and abundant sunshine. Designed for both comfort and functionality, the thoughtful floor plan provides generous room sizes and excellent flow. The third-floor primary bedroom offers a private retreat, complete with a walk-in closet and ensuite bathroom, creating a comfortable and functional space to unwind. Enjoy immediate access to Canmore's extensive trail network, downtown amenities, and world-class outdoor recreation, with Banff National Park just minutes away. Whether hiking, biking, or skiing, this location offers an exceptional Rocky Mountain lifestyle and a rare opportunity to own in one of Canmore's most desirable neighbourhoods.