



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.