



GRASSROOTS
REALTY GROUP

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**2, 630 3rd Street
Canmore, Alberta**

MLS # A2283683



\$575,000

Division: South Canmore

Type: Residential/Five Plus

Style: 2 Storey

Size: 937 sq.ft. **Age:** 1980 (46 yrs old)

Beds: 2 **Baths:** 1

Garage: Parking Pad

Lot Size: -

Lot Feat: Lawn, Views

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 472

Basement: Other

LLD: -

Exterior: Other

Zoning: R4

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home

Inclusions: N/A

This townhouse is a rare combination of location, affordability, and potential. It represents an ideal entry point for first-time buyers or a smart choice for those seeking to simplify their lifestyle without sacrificing proximity to nature.