



GRASSROOTS
REALTY GROUP

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4, 630 3rd Street
Canmore, Alberta

MLS # A2287315



\$729,000

Division:	South Canmore		
Type:	Residential/Other		
Style:	2 Storey		
Size:	969 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Furniture can be included if required

Positioned in the heart of highly sought-after South Canmore, this thoughtfully renovated townhome offers the ideal balance of mountain lifestyle, quality craftsmanship, and everyday functionality. With direct front and rear access to the outdoors, secure on-site storage, and a fully reconstructed kitchen, this property stands out for both substance and setting. From the moment you enter, the attention to detail is evident. The home has been freshly painted, creating a bright and cohesive interior. All interior doors, trim, and baseboards have been replaced, giving the space a clean architectural finish and elevating the overall aesthetic. The kitchen was completely renovated — not simply refreshed. New plumbing, electrical, venting, quartz counter tops, new back splash and custom-built cabinetry provides durability and quality rarely found at this price point. The result is a highly functional, professionally executed kitchen designed for long-term performance and everyday enjoyment. The main living area flows seamlessly from the kitchen into the dining and living spaces, creating an open and practical layout. A classic wood-burning fireplace anchors the room, delivering authentic mountain ambiance and a warm focal point during cooler months. Large windows invite natural light while maintaining privacy and comfort. Upstairs, the bedrooms capture beautiful mountain views, offering a peaceful backdrop to daily life. Wake up to the surrounding peaks and unwind each evening in a setting that reflects the very best of the Bow Valley. The bedrooms are well proportioned and filled with natural light, enhancing the sense of space. One of the home's unique advantages is its direct front and rear outdoor access — providing immediate connection to fresh air, pathways, and green space without the need to navigate interior corridors. Whether heading out for a morning

ride, walk along the Bow River, or quick access to town, the convenience is exceptional. In addition, the property includes secure on-site storage approximately 6' x 7', ideal for bikes, skis, seasonal gear, and tools — an invaluable feature for active mountain living. Located just minutes from trails, parks, downtown amenities, and year-round recreation, this South Canmore address offers walkability and access in one of the community's most established neighbourhoods. With professional renovations, quality materials, mountain views, dedicated storage, and seamless indoor-outdoor flow, this home presents a compelling opportunity in today's Canmore market.