



GRASSROOTS
REALTY GROUP

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

8, 838 3rd Street
Canmore, Alberta

MLS # A2287897



\$1,025,000

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,872 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Walk-In Closet(s)		

Inclusions: None

At 8-838 3rd Street, alpine nostalgia meets architectural playfulness. Set in sought-after South Canmore, this four-level end-unit townhouse channels an unmistakable late-'80s ski-chalet spirit—equal parts irreverent and iconic—while delivering over 2,250 square feet of flexible living space designed for today. The facade faces west, drawing in afternoon light and framing rare Bow River views from the living room and lofted bedroom. Across the street, the Bow River pathway traces the valley floor, offering a daily ritual of movement—morning runs, dusk strolls, skis slung over your shoulder in winter. Just a few blocks away, Main Street hums with cafés, galleries, and mountain-town energy. Inside, the split-level design unfolds with intention. A gas fireplace anchors the living room, while retro round “bubble” windows punctuate the walls—graphic, unexpected, and delightfully nostalgic. Three bedrooms are complemented by a lofted office (or fourth bedroom), creating vertical layers of privacy and possibility. Below, a generous family and gear room absorbs skis, bikes, and weekend guests with equal ease. The rooftop deck is the exclamation point: panoramic views toward Mount Lady Macdonald and the Fairholme Range stretch wide against alpine skies. It's a stage set for sunset dinners and après-ski evenings—an elevated perch in every sense. Outdoor living spaces at both entrances soften the threshold between home and landscape, while off-street parking adds rare convenience in this central enclave. For those drawn to the uncommon—design with personality, a central address, and a whiff of '88 Olympic nostalgia—this is a singular opportunity to own something truly distinctive in South Canmore.

Copyright (c) 2026 . Listing data courtesy of Sotheby's International Realty Canada. Information is believed to be reliable but not guaranteed.