



9, 630 3rd Street
Canmore, Alberta

MLS # A2297175



\$725,000

Division:	South Canmore		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,079 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Assigned, Gravel Driveway, Off Street, On Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot,		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 466
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Storage, Vinyl Windows, Wood Counters		

Inclusions: N/A

On a quiet street, only blocks from the Bow River as well as the enticing sights & sounds of Canmore's vibrant Main St, this mechanically & cosmetically, fully renovated 2 bed top level end unit townhome is a "turnkey" stand-out. Entering from ground level, the landing leads up to a spacious & completely remodelled eat-in kitchen. Light & bright finishes gleam as sun pours in through recently replaced south-facing windows. New flooring & smooth, "paint grade" ceilings transition to the living room in a seamless fashion. Here, an airtight wood-burning stove is a major upgrade from the original fireplace & is a wonderful focal point in this restful space. Through new sliding doors, a covered deck adds outdoor living space where convenient stairs take you to the rear yard of the complex. Up stairs flanked in new handrails, you arrive at a broad landing complete with side-by-side laundry, storage & a convenient laundry folding area. The mechanical room contains a new furnace & hot water tank. The bedrooms are a hallmark of a time when developers built more generous floor plans, where the primary bedroom size rivals those in far more costly homes. The second bedroom is also comfortably proportioned. Both share a 4-pc bathroom with designer touches. One off street parking space, a sizable storage shed, all in a well-managed corporation offers value second to none.