



**GRASSROOTS**  
REALTY GROUP

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**Unit 1, 1615 1 Avenue  
Canmore, Alberta**

**MLS # A2117963**



**\$1,449,000**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Teepee Town                      |               |                  |
| <b>Type:</b>     | Residential/Four Plex            |               |                  |
| <b>Style:</b>    | Townhouse                        |               |                  |
| <b>Size:</b>     | 1,591 sq.ft.                     | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Driveway, Single Garage Attached |               |                  |
| <b>Lot Size:</b> | -                                |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot                  |               |                  |

|                    |   |                   |             |
|--------------------|---|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 394      |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |                   |             |

**Inclusions:** N/A

**\*\*Incredible opportunity\*\*** Introducing the newly constructed unit in 4Plex along with a LEGAL SUITE on the Main floor. It comes with 3 bedrooms, 4 full bathrooms and two Balconies. It is zoned as a residential unit and offers a luxurious and modern interior package. The main level is comprised of a single attached garage with a legal suite (full kitchen, dining area, 4pc bathroom, closet and all the appliances). Moving up to the first floor, you have a modern and large living room, kitchen and dining area. The kitchen includes quartz countertops, ample cabinets and a large island. There is a modern electric fireplace in the living room. There is also a 3pc bathroom on this floor. The first-floor balcony offers spectacular views of the mountains that surround this property. The Second floor consists of 3 bedrooms and laundry. The primary bedroom comes with a 3pc ensuite bathroom, closet and Balcony. The other 2 bedrooms are good size and also have closets. The property is minutes away from the Bow Valley Trail and is within walking distance from downtown and local parks. \*Seller will finish driveway, landscaping and side fence in the summertime.