



**526 1st Street  
Canmore, Alberta**

**MLS # A2130855**



**\$1,549,702**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	r1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Tankless Hot Water		

**Inclusions:** Furniture as per schedule

Epic hideaway! Welcome to one of the most sought after areas of Canmore. Proximity to the river, parks, SPECTACULAR VIEWS of the three sisters, and one of the cutest cabins in town that could be used for years to come. Mature trees, fire pit and large tiered deck add to the character and charm. Plus there's a salt water hot tub that is self adjusting and can be controlled from abroad. Mix of eclectic original materials, cedar beams, and 2 sided fireplace and vinyl plank floors. Mechanical upgrades include; tankless hot water tank, central A/C and furnace. The great room concept main level is nothing short of awesome; funky original light fixtures, kitchen with bar, stone surround fireplace and plenty of room to entertain. There's a custom triple decker bunk bed upstairs, primary bedroom, loft living room and a "bridge" leading to your upper balcony. Located just across the street from Millennium Park. The quintessential Canmore Cabin, invest for the future and enjoy now! Seller is a licensed realtor in Alberta.