



8, 1201 Railway Avenue  
Canmore, Alberta

MLS # A2142598



**\$979,000**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Landscaped, Private, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 464
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Jetted Tub, Open Floorplan		

**Inclusions:** na

A beautifully updated 3 bed/2.5 bath row townhome located in the coveted Mountainview Estate. This home is brimming with new upgrades including engineered hardwood floors (upper), lighting, plush carpet on the stairs and stylish new railings/handrails. The open-concept layout is perfect for gatherings, offering great views and a private backyard that opens directly from the kitchen, living, and dining areas. Enjoy cozy evenings by the wood-burning fireplace or sunny days on the fully fenced patio. All three bedrooms are on the upper level, with the primary facing the rear and featuring a 4-piece ensuite bath. This peaceful rear corner unit includes an extra side-yard area and an oversized one-car garage. Located downtown in an incredible Creekside position, this home offers a scenic walk to Main Street, forested views, mountain peaks, and is just minutes from hiking and biking trails. Don't miss this opportunity to make this home your own.