



2, 100 PROSPECT HEIGHTS
Canmore, Alberta

MLS # A2143647



\$2,149,000

Division:	Prospect		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,380 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry		

Inclusions: N/A

This welcoming Prospect Heights townhome is conveniently located within walking distance to downtown Canmore along the Bow River pathway offering quick and easy access to the pristine natural surroundings, trails and the Nordic Center. Bathed in natural light, this 4-bedroom, 3 $\frac{1}{2}$ bath, alpine contemporary property has stunning panoramic views from the Rundle Range to Cascade, the Fairholm Range and unobstructed views up Lady MacDonald. The entry level features a large 2-car garage, rec room (4th bedroom) and 3-piece bathroom. The main level offers nice open space living, lots of windows along with the primary bedroom and 5-piece ensuite. The top floor features two bedrooms, a full bathroom and a large storage room. This property is the perfect alpine retreat with room for the entire family.