



8, 630 3rd Street
Canmore, Alberta

MLS # A2185149



\$595,999

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	876 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, On Street, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	None	LLD:	32-24-10-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Welcome to South Canmore! This bright 2-bedroom, 2-bathroom condo offers nearly 1,000 sq. ft. of comfortable living space with stunning wraparound mountain views. The spacious living room and open kitchen/dining area are perfect for both relaxing and entertaining. The master bedroom features two large closets and a private 2-piece ensuite. Beautiful wood trim and new laminate flooring throughout enhance the home's charm. Located within walking distance to downtown, schools, and scenic trails, with easy access to the Bow River. The unit includes a parking stall and additional street parking on 3rd Street, plus a storage shed at the back for extra outdoor gear. Don't miss this opportunity—schedule your showing today!