



**1, 825 5th Street
Canmore, Alberta**

MLS # A2199474



\$1,359,900

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | South Canmore | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,697 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Level, Low Maintenance Landscape | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Slate | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 440 |
| Basement: | None | LLD: | - |
| Exterior: | Log, Stucco, Wood Siding | Zoning: | R4 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s) | | |

Inclusions: Preferably sold with furniture, with the exclusion of art/wall hangings, and personal effects

Welcome to this beautifully updated 3-bed, 4-bath townhouse, built by Fournier Construction. Perfectly situated just steps from the Bow River, downtown Canmore, and Lawrence Grassi Middle School. This three-level home has been thoughtfully renovated, with the top floor now featuring newly renovated bathrooms. The renovations transformed the space into a private ensuite for the primary bedroom and a modern shared bathroom, enhancing comfort and functionality. The main entry level provides easy access with heated floor and a private bedroom with ensuite. While the second level is the heart of the home, featuring an open-concept kitchen, dining, and living area—ideal for entertaining or relaxing after a day in the mountains. Additional recent upgrades include a new hot water tank and new roof, ensuring long-term peace of mind. Experience the best of Canmore living in this amazing downtown home—modern comforts, unbeatable location, and mountain charm all in one!