



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**3, 813 6th Street**  
**Canmore, Alberta**

**MLS # A2187642**



**\$1,279,900**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,570 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 342
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	Multifamily
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Pantry, See Remarks		

**Inclusions:** N/A

This South Canmore treasure is a beautifully renovated 3-bedroom, 3-bathroom townhouse, located just two blocks from Main Street and downtown. The main floor features an open-concept layout with a modern kitchen equipped with stainless steel appliances and a spacious pantry, flowing into the dining area and living room with a charming riverstone fireplace to cozy up to after a day of adventure. Step out onto the large deck to take in stunning views of the Fairholm Range. Upstairs, two expansive bedrooms with vaulted pine ceilings offer breathtaking views. The luxurious 4-piece bathroom includes a spa-like standup shower, and double sinks. The lower level includes a third bedroom with a private 4-piece ensuite, while the single-car garage provides plenty of space for all your adventure gear. Recent exterior updates include painted stucco, stained trim, new roofing, replaced decking, and sealed aggregate driveways + walkways. The furniture is negotiable, and this well-maintained home is move-in ready for quick occupancy.