

**3, 1418 2nd Avenue
Canmore, Alberta**

MLS # A2188342



\$2,250,000

Division:	Teepee Town		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,766 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TPT-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub		

Inclusions: All Window Coverings, all furnishings

Welcome to 3-1418 2nd Ave, a beautifully designed, tourist-zoned townhouse offering the perfect blend of comfort, versatility, and investment potential with a 2024 yearly gross income of \$279,000 and a Cap Rate of 7.56%! There is incredible potential for continued strong revenue. This spacious 4-bedroom, 3-bathroom property is ideal for full-time living or nightly rentals, boasting a strong and consistent revenue history. The townhouse features two inviting living rooms and an open main level with expansive windows, bathing the space in natural light. Relax in front of the cozy fireplace while taking in the breathtaking, south-facing mountain views. Step out onto the large balcony to fully embrace warm summer evenings or simply soak in the serene surroundings. With a single garage and the addition of a parking pad, this property offers both convenience and style. Whether you're seeking a dream home, a vacation retreat, or a proven income generator, this townhouse delivers it all.