



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

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**2, 838 5th Street  
Canmore, Alberta**

**MLS # A2190205**



**\$1,129,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks, Views		

**Heating:** Fireplace(s), Forced Air, Natural Gas, Wood

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 429

**Basement:** See Remarks

**LLD:** -

**Exterior:** Wood Frame, Wood Siding

**Zoning:** R4

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Open Floorplan, Quartz Counters

**Inclusions:** n/a

**Fresh and Inviting Canmore Townhome with Panoramic Mountain Views!** The perfect central Canmore home. This bright and cheery 3-bedroom, 2.5-bathroom townhome has it all! Newly renovated top-to-bottom, with fresh, stylish finishings and brand new kitchen appliances. Situated less than a block from the Bow River and Riverside Park, and just 3 blocks from lively Main Street, you'll be in the heart of everything Canmore has to offer. With a sunny south-facing exposure, this home is flooded with natural light for a warm and welcoming feel. With 2 South facing decks featuring Ha Ling and Rundle Mountain views, plus a cozy wood-burning fireplace, you can enjoy the home year round. And the pièce de résistance? A single garage to keep your vehicle and gear warm and safe. You'll have additional parking in the carport in front of the garage plus resident only street parking in the neighbourhood. Enjoy all Canmore has to offer, by living close to nature and as well as downtown. Book a showing now.