



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

3, 1414 2 Avenue
Canmore, Alberta

MLS # A2199177



\$2,780,400

Division:	Teepee Town		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,770 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Post & Beam, Stone, Wood Siding	Zoning:	Tourist
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot Tub

Charming Three-Level Tourist zoned Townhome with Stunning 180-Degree Mountain Views Welcome to this spacious three-level townhome, perfectly situated in a prime central location offering breathtaking 180-degree mountain views from the open-concept top floor. The home is designed with family gatherings in mind, featuring a large top-floor patio ideal for outdoor dining and relaxation, complete with an 8-person hot tub—perfect for after a day of adventure. 4 Generously Sized Bedrooms: Furnished to comfortably sleep up to 10 people, making this home ideal for large families or groups. 3.5 Modern Bathrooms thoughtfully designed with ample space and functionality. Gourmet Kitchen fully stocked and spacious, perfect for preparing meals for family and friends. Gear Garage equipped with ski and bike storage. Convenient Under-Stair Storage perfect for additional space for all your gear and belongings or rental supplies. Price includes GST