



CORY PELCHAT
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 GRASSROOTS REALTY GROUP LTD.

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

MLS # A2199474



\$1,375,000

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!