



9, 630 3rd Street  
Canmore, Alberta

MLS # A2297175



**\$719,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Assigned, Gravel Driveway, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Storage, Vinyl Windows, Wood Counters		

**Inclusions:** N/A

On a quiet street, only blocks from the Bow River as well as the enticing sights & sounds of Canmore's vibrant Main St, this mechanically & cosmetically, fully renovated 2 bed top level end unit townhome is a "turnkey" stand-out. Entering from ground level, the landing leads up to a spacious & completely remodelled eat-in kitchen. Light & bright finishes gleam as sun pours in through recently replaced south-facing windows. New flooring & smooth, "paint grade" ceilings transition to the living room in a seamless fashion. Here, an airtight wood-burning stove is a major upgrade from the original fireplace & is a wonderful focal point in this restful space. Through new sliding doors, a covered deck adds outdoor living space where convenient stairs take you to the rear yard of the complex. Up stairs flanked in new handrails, you arrive at a broad landing complete with side-by-side laundry, storage & a convenient laundry folding area. The mechanical room contains a new furnace & hot water tank. The bedrooms are a hallmark of a time when developers built more generous floor plans, where the primary bedroom size rivals those in far more costly homes. The second bedroom is also comfortably proportioned. Both share a 4-pc bathroom with designer touches. One off street parking space, a sizable storage shed, all in a well-managed corporation offers value second to none.