



**GRASSROOTS**  
REALTY GROUP

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2, 833 5th Street  
Canmore, Alberta

MLS # A2307133



**\$799,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas, Wood

**Floors:** Carpet, Laminate, Slate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 395

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** n.a

Centrally located in South Canmore close to the main street and the Bow River this townhome is extremely convenient for walking or cycling anywhere you need to go in Canmore. The open plan main floor boasts a wood-burning rundle rock-faced fireplace and is flooded with natural light from the large South facing windows. Upstairs you will find two large bedrooms, two bathrooms, and a cozy office space. This townhome has its own fenced South facing front yard with large mature trees to give a true sense of privacy.