



GRASSROOTS
REALTY GROUP

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4, 813 5th Street
Canmore, Alberta

MLS # A2329462



\$1,325,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,595 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Slate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

Tucked into the heart of South Canmore, this three bedroom, three bathroom townhouse captures south-facing views of the valley's most iconic peaks—a setting that turns everyday living into something worth pausing for. The open living room draws in the mountain light and leads directly onto a spacious deck, perfect for morning coffee, evening drinks, or simply taking in the ever-changing alpine scenery. It's an easy, natural extension of the living space and a favourite spot to unwind after a day on the trails. Upstairs, the primary bedroom offers a true retreat, complete with its own private deck framing uninterrupted mountain views—a quiet escape to start and end each day. Two additional bedrooms and two more bathrooms provide flexible space for family, guests, or a home office. A single car garage adds everyday convenience, with room for gear, bikes, and all the essentials of mountain-town living. Just steps from South Canmore's trails and pathways, and a short walk or ride to downtown's shops and restaurants, this townhouse offers the rare combination of iconic views, thoughtful design, and an unbeatable location in one of the Bow Valley's most sought-after neighbourhoods.