



**GRASSROOTS**  
REALTY GROUP

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2, 722 3rd Street  
Canmore, Alberta

MLS # A2343405



**\$819,000**

|           |                                      |        |                   |
|-----------|--------------------------------------|--------|-------------------|
| Division: | South Canmore                        |        |                   |
| Type:     | Residential/Five Plus                |        |                   |
| Style:    | 3 (or more) Storey                   |        |                   |
| Size:     | 1,382 sq.ft.                         | Age:   | 2007 (19 yrs old) |
| Beds:     | 2                                    | Baths: | 1 full / 1 half   |
| Garage:   | Parking Pad                          |        |                   |
| Lot Size: | -                                    |        |                   |
| Lot Feat: | Back Lane, Low Maintenance Landscape |        |                   |

|             |                                                                                                                             |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | In Floor, Forced Air, Natural Gas                                                                                           | Water:     | -      |
| Floors:     | Carpet, Hardwood, Slate                                                                                                     | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                             | Condo Fee: | \$ 414 |
| Basement:   | None                                                                                                                        | LLD:       | -      |
| Exterior:   | Stone, Stucco, Wood Frame, Wood Siding                                                                                      | Zoning:    | R4     |
| Foundation: | Poured Concrete, Slab                                                                                                       | Utilities: | -      |
| Features:   | Ceiling Fan(s), Granite Counters, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows |            |        |

**Inclusions:** All window coverings and the TV with hanging wall bracket in the living room

Beautifully maintained 3-level, 1300+ square foot townhome in walkable South Canmore, close to Main Street, the Bow River, pathways and Elevation Place. Cared for by the original owners, this 2-bed, 1.5-bath home features a private entrance, a large storage closet, plus two assigned parking stalls with plug-ins. The main living level offers a kitchen with granite counters, stainless steel appliances, a Miele dishwasher and an open connection to the living room with a cozy gas fireplace and stunning stone surround. A large covered balcony with mountain views, gas BBQ hookup, plus a powder room complete the second level. On the top floor, both bedrooms feature vaulted ceilings, large closets and access a private patio with expansive top-floor views. A four-piece bath (with heated floors!), plus stacked laundry make the top-floor a true oasis. Built by Fournier Construction in a well-managed complex with low condo fees, this townhome embraces low-maintenance mountain living, freeing you to enjoy everything Canmore offers just steps from your front door.