

3, 614 3rd Street
Canmore, Alberta

MLS # A2228365



\$799,980

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	598 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: window coverings

Discover this charming 3 bedroom, 1.5 bath townhouse located in a desirable fourplex in the heart of South Canmore. Just minutes on foot to the river, downtown shops, restaurants, trails, school, and park, this home offers the ideal blend of convenience and lifestyle. The spacious and open main living area is designed for comfort and entertaining, creating a welcoming space for gatherings with family and friends. Step outside to your own private and enclosed yard—perfect for relaxing, gardening, or enjoying the fresh mountain air. You will love the updates including new windows and doors, hot water tank, a high efficiency furnace, appliances, flooring, and extra insulation that have already been done — giving you great peace of mind! Enjoy the rare opportunity to own in one of Canmore’s most sought-after neighbourhoods at an affordable price point.