



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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1, 825 5th Street  
 Canmore, Alberta

MLS # A2199474



**\$1,375,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Hardwood, Slate

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 440

**Basement:** None

**LLD:** -

**Exterior:** Log, Stucco, Wood Siding

**Zoning:** R4

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s)

**Inclusions:** Preferably sold with furniture, with the exclusion of art/wall hangings, and personal effects

Welcome to this beautifully updated 3-bed, 4-bath townhouse, built by Fournier Construction. Perfectly situated just steps from the Bow River, downtown Canmore, and Lawrence Grassi Middle School. This three-level home has been thoughtfully renovated, with the top floor now featuring newly renovated bathrooms. The renovations transformed the space into a private ensuite for the primary bedroom and a modern shared bathroom, enhancing comfort and functionality. The main entry level provides easy access with heated floor and a private bedroom with ensuite. While the second level is the heart of the home, featuring an open-concept kitchen, dining, and living area—ideal for entertaining or relaxing after a day in the mountains. Additional recent upgrades include a new hot water tank and new roof, ensuring long-term peace of mind. Experience the best of Canmore living in this amazing downtown home—modern comforts, unbeatable location, and mountain charm all in one!