

3, 601 4 Street
Canmore, Alberta

MLS # A2231789



\$1,050,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,571 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Siding

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 500

LLD: -

Zoning: R4

Utilities: -

Inclusions: NA

Welcome to this stunning 3-bedroom, 3-bathroom townhome, ideally situated in the heart of Canmore. Just steps from shops, schools, parks, and endless trails, this home offers the perfect combination of comfort and convenience in an unbeatable location. With many updated upgrades throughout, it blends mountain charm with refined, modern touches. The spacious primary suite is filled with natural light and features a generous walk-in closet along with a beautifully appointed ensuite complete with heated floors. The main living area features an open-concept design with rich ash hardwood flooring, a chef-style kitchen with quartz countertops and stainless steel appliances, and a cozy gas fireplace framed in elegant stonework beneath vaulted ceilings. Large picture windows capture sweeping mountain views. The ground level includes two additional bedrooms, a full bathroom, a practical laundry and mudroom, and a welcoming entryway into this stylish home.