

1, 825 5th Street
Canmore, Alberta

MLS # A2199474



\$1,375,000

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