

605 3rd Street Canmore Alberta

$2,045,000

SOUTH CANMORE LOCATION AND REDEVELOPMENT POTENTIAL! Discover the charm of mountain living in this cozy two-bedroom cabin nestled in desirable South Canmore. Bright and inviting, this home offers a warm mountain atmosphere, highlighted by a beautiful wood-burning fireplace featuring a natural stone surround and rustic wood mantel -- the perfect place to unwind after a day exploring the Rockies. Situated on a quiet street, the property enjoys an exceptional location just moments from nearby parks, walking and biking trails, and pathways leading to the Bow River. Downtown Canmore, with its vibrant collection of boutique shops, restaurants, and local amenities, is also just a short stroll away. Offering both immediate lifestyle appeal and exciting future potential, this property presents a unique opportunity to enjoy as a charming mountain getaway, comfortable full-time residence, or explore the possibilities of future redevelopment on this R1-zoned site. A rare opportunity to own a property in one of Canmore's most sought-after neighbourhoods, where mountain charm, lifestyle, and future potential come together. (id:6769)

4pc Bathroom 4.92 Ft x 7.67 Ft
Bedroom 11.67 Ft x 11.08 Ft
Dining room 9.92 Ft x 7.83 Ft
Kitchen 9.50 Ft x 7.92 Ft
Living room 17.50 Ft x 15.75 Ft
Primary Bedroom 11.50 Ft x 13.83 Ft
Storage 21.50 Ft x 8.00 Ft

Listing Presented By:

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RE/MAX Alpine Realty

http://canmoremountainliving.com/

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