



# 1418 2nd Avenue Canmore Alberta

\$2,250,000

Welcome to 3-1418 2nd Ave, a beautifully designed, tourist-zoned townhouse offering the perfect blend of comfort, versatility, and investment potential with a 2024 yearly gross income of \$279,000 and a Cap Rate of 7.56%! There is incredible potential for continued strong revenue. This spacious 4-bedroom, 3-bathroom property is ideal for full-time living or nightly rentals, boasting a strong and consistent revenue history. The townhouse features two inviting living rooms and an open main level with expansive windows, bathing the space in natural light. Relax in front of the cozy fireplace while taking in the breathtaking, south-facing mountain views. Step out onto the large balcony to fully embrace warm summer evenings or simply soak in the serene surroundings. With a single garage and the addition of a parking pad, this property offers both convenience and style. Whether you're seeking a dream home, a vacation retreat, or a proven income generator, this townhouse delivers it all. (id:6769)

4pc Bathroom 5.00 Ft x 10.17 Ft  
Other 19.00 Ft x 9.67 Ft  
Bedroom 12.58 Ft x 11.50 Ft  
Dining room 7.17 Ft x 12.33 Ft  
Family room 10.75 Ft x 18.17 Ft  
Kitchen 12.58 Ft x 8.83 Ft  
Laundry room 8.25 Ft x 4.92 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft  
Bedroom 11.92 Ft x 9.83 Ft  
Primary Bedroom 16.25 Ft x 14.42 Ft  
3pc Bathroom 5.75 Ft x 6.17 Ft  
Bedroom 11.75 Ft x 10.00 Ft  
Living room 12.75 Ft x 9.83 Ft  
Furnace 5.50 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE SOLUTIONS

<http://www.mountainliving.ca/>



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