



Welcome Home

2-614 3rd Street  
in Canmore Alberta

## 614 3rd Street Canmore Alberta

\$799,000

Sunny 3 bedroom home with 1061 sqft of ideal living space in the quiet and calm of South Canmore plus a yard! South Canmore has consistently been the most desirable location year after year! You are so close to town and even closer to the river. There are not many 3 bed 2 bath townhomes available here in the low \$800's that still include a yard, so this is your big chance! Whether you're looking to upgrade from a confined apartment life, or you're feeling compelled to leave the city life behind & embrace the mountain lifestyle, or maybe your growing family of humans & fur children just require "you" to need more personal space. Either way, you'll love being an easy 5 min walk to downtown & every possible convenience. It's even quicker to the pathway system that skirts the famous Bow River. You can also opt to stay home, sit on your south facing deck, and soak up all the sun. You are steps from 2 large parks, and yet you are still tucked back into a quieter part of Canmore. This 4plex is self managed and maintains low condo fees. You get 1 assigned parking spot off the quiet alley, and street parking out front. A newer low landscaping front yard is the perfect space to enjoy with friends & family. Beat the lowering interest rate rush we all know is coming & make Canmore home today! (id:6769)

Primary Bedroom 10.33 Ft x 11.25 Ft

Bedroom 8.25 Ft x 11.42 Ft

Bedroom 8.17 Ft x 9.83 Ft

4pc Bathroom Measurements not available

Laundry room 7.00 Ft x 7.00 Ft

Kitchen 7.33 Ft x 8.33 Ft

Dining room 11.50 Ft x 10.00 Ft

Living room 18.83 Ft x 11.58 Ft

2pc Bathroom Measurements not available

Listing Presented By:

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