



## 825 5th Street Canmore Alberta

\$1,375,000

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! (id:6769)

2pc Bathroom 5.83 Ft x 5.17 Ft  
Dining room 15.33 Ft x 8.33 Ft  
Kitchen 12.67 Ft x 14.00 Ft  
Laundry room 5.83 Ft x 8.00 Ft  
Living room 18.83 Ft x 17.92 Ft  
3pc Bathroom 10.25 Ft x 4.83 Ft

4pc Bathroom 10.17 Ft x 5.92 Ft  
Bedroom 12.58 Ft x 12.17 Ft  
Primary Bedroom 15.75 Ft x 15.58 Ft  
4pc Bathroom 8.58 Ft x 4.83 Ft  
Bedroom 9.92 Ft x 12.42 Ft  
Foyer 7.50 Ft x 8.67 Ft

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