

**3, 813 6th Street
Canmore, Alberta**

MLS # A2187642



\$1,279,900

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,570 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape		

Heating: Mid Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 342

Basement: Finished, See Remarks

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: Multifamily

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Granite Counters, High Ceilings, Pantry, See Remarks

Inclusions: N/A

This South Canmore treasure is a beautifully renovated 3-bedroom, 3-bathroom townhouse, located just two blocks from Main Street and downtown. The main floor features an open-concept layout with a modern kitchen equipped with stainless steel appliances and a spacious pantry, flowing into the dining area and living room with a charming riverstone fireplace to cozy up to after a day of adventure. Step out onto the large deck to take in stunning views of the Fairholm Range. Upstairs, two expansive bedrooms with vaulted pine ceilings offer breathtaking views. The luxurious 4-piece bathroom includes a spa-like standup shower, and double sinks. The lower level includes a third bedroom with a private 4-piece ensuite, while the single-car garage provides plenty of space for all your adventure gear. Recent exterior updates include painted stucco, stained trim, new roofing, replaced decking, and sealed aggregate driveways + walkways. The furniture is negotiable, and this well-maintained home is move-in ready for quick occupancy.