

# \$799,980 - 3, 614 3rd Street, Canmore

MLS® #A2228365

## \$799,980

3 Bedroom, 2.00 Bathroom, 598 sqft

Residential on 0.00 Acres

South Canmore, Canmore, Alberta

Discover this charming 3 bedroom, 1.5 bath townhouse located in a desirable fourplex in the heart of South Canmore. Just minutes on foot to the river, downtown shops, restaurants, trails, school, and park, this home offers the ideal blend of convenience and lifestyle. The spacious and open main living area is designed for comfort and entertaining, creating a welcoming space for gatherings with family and friends. Step outside to your own private and enclosed yardâ€”perfect for relaxing, gardening, or enjoying the fresh mountain air. You will love the updates including new windows and doors, hot water tank, a high efficiency furnace, appliances, flooring, and extra insulation that have already been done â€” giving you great peace of mind! Enjoy the rare opportunity to own in one of Canmoreâ€™s most sought-after neighbourhoods at an affordable price point.

Built in 1992

## Essential Information

MLS® #	A2228365
Price	\$799,980
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	598
Acres	0.00



Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3, 614 3rd Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2J5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Asphalt, Off Street, Parking Pad

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Few Trees, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	2
Zoning	R4

### Listing Details

Listing Office

Coldwell Banker Lifestyle

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