

# \$955,000 - 2, 601 4th Street, Canmore

MLS® #A2230610

**\$955,000**

3 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.00 Acres

South Canmore, Canmore, Alberta

Open House Saturday, November 8 from 12-2pm! SOUTH CANMORE TOWNHOME - This beautifully renovated 3-bedroom, 2.5-bathroom townhome offers over 1500 sq. ft. of bright, open-concept living space. The entry level features two bedrooms, a full bathroom, and a convenient laundry/storage area. The main floor showcases vaulted ceilings, stunning mountain views, and a welcoming living area with expansive windows for natural light. Enjoy a modernized kitchen with upgraded counters, lighting, and new flooring throughout. A powder room and a deck off the back make it perfect for entertaining. Upstairs, find your private retreat in the master suite, complete with a 3-piece ensuite. Enjoy living in the highly sought-after South Canmore, just steps from the Bow River, various parks, and Canmore's vibrant town center!

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2230610  |
| Price          | \$955,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,556     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1997          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2, 601 4th Street      |
| Subdivision | South Canmore          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W2G7                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Storage                             |
| Parking Spaces | 1                                   |
| Parking        | Alley Access, Parking Pad, Assigned |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vaulted Ceiling(s)                                       |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas, Living Room, Mantle                                                 |
| Basement          | None                                                                     |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, Storage                            |
| Lot Description   | Back Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame, Wood Siding                     |
| Foundation        | Poured Concrete                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

|                |           |
|----------------|-----------|
| Days on Market | 149       |
| Zoning         | res multi |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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