

# \$979,000 - 4, 722 3rd Street, Canmore

MLS® #A2218976

**\$979,000**

2 Bedroom, 2.00 Bathroom, 1,311 sqft

Residential on 0.00 Acres

South Canmore, Canmore, Alberta

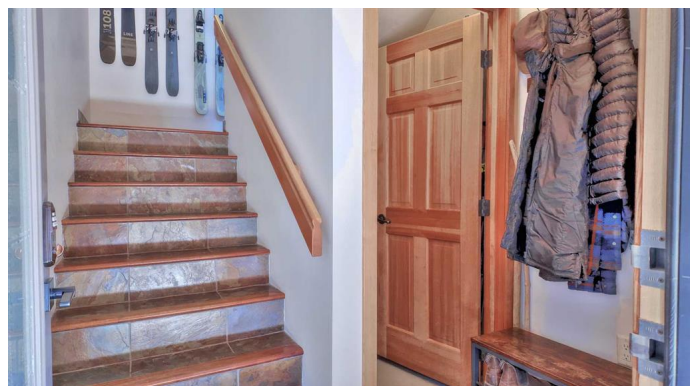
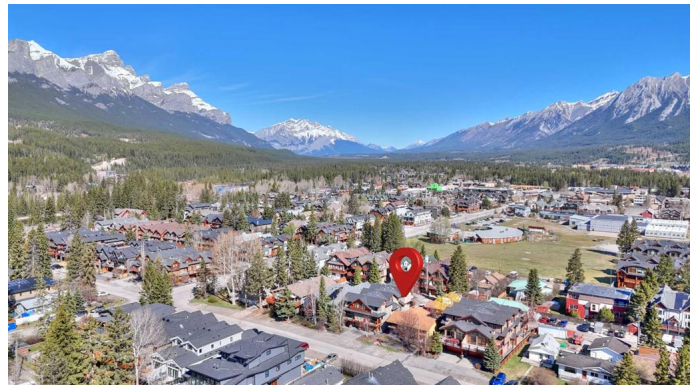
Nestled just a short walk from Main Street, the Bow River, and Spring Creek, this inviting multi-level townhome offers warmth, light, and incredible mountain views in one of Canmore's most walkable locations.

The main level features an open-concept layout that flows seamlessly from the bright kitchen—complete with granite eating bar, stainless steel appliances, and wood cabinetry—to the dining and living area, where a riverstone gas fireplace creates a cozy focal point. From the living room, step out onto a spacious east-facing covered deck, ideal for enjoying morning light and stunning views.

Upstairs, two large bedrooms showcase spectacular mountain vistas. The bedrooms offers direct access to a private upper balcony, 4-piece bathroom with heated slate floors adds comfort and style. Large windows throughout the home, combined with a upper level skylight, flood the space with natural light.

Solid wood doors and trim, slate flooring in the entry and bathrooms, and hardwood throughout the main level give the home enduring mountain character.

The unit also features a ground-level tiled entry/mudroom area, perfect for storing gear after a day outdoors. With two assigned surface parking stalls and a well-run,



quality-built complex, this property is a rare opportunity to own a low-maintenance mountain retreat or full-time home in the heart of Canmore.

Built in 2007

### **Essential Information**

MLS® #	A2218976
Price	\$979,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,311
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	4, 722 3rd Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2J6

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Plug-In

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Heating	Forced Air, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	6
Zoning	r4

## Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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