

# \$1,247,000 - 3, 813 6th Street, Canmore

MLS® #A2187642

**\$1,247,000**

3 Bedroom, 3.00 Bathroom, 1,570 sqft  
Residential on 0.00 Acres

South Canmore, Canmore, Alberta

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.

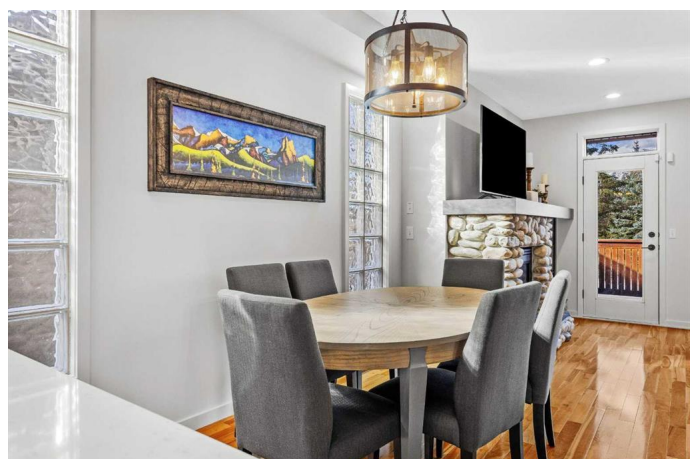
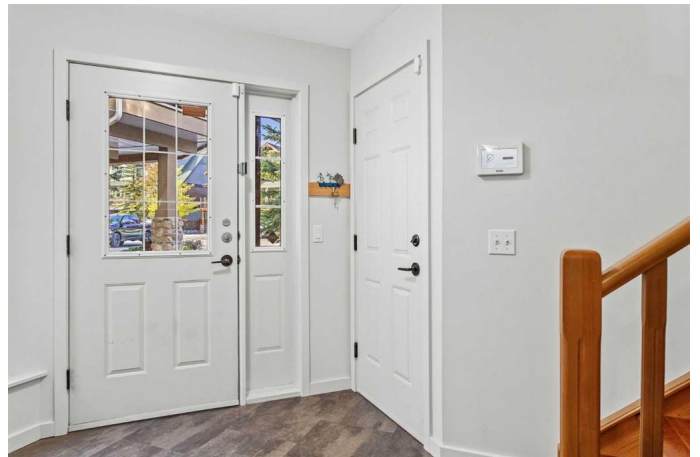
Upstairs, two expansive bedrooms with vaulted pine ceilings offer breathtaking views. The luxurious 4-piece bathroom includes a spa-like standup shower, and double sinks. The lower level includes a third bedroom with a private 4-piece ensuite, while the single-car garage provides plenty of space for 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.

Built in 2000

## Essential Information

MLS® #	A2187642
Price	\$1,247,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,570
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	3, 813 6th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2E1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Stove
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, See Remarks

### **Exterior**

Exterior Features	Balcony
-------------------	---------

Lot Description	Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	77
Zoning	Multifamily

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.