

23, 1225 Railway Avenue  
Canmore, Alberta

MLS # A2281707



# \$800,000

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Assigned, Outside, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** N/A

Set against a peaceful backdrop of trees, trails, and flowing water, this beautifully maintained end-unit walkout townhouse is tucked into a quiet pocket of Canmore and offers space, privacy, and a true connection to the outdoors &mdash; all while being walking distance to Safeway, downtown shops, restaurants, and other major amenities just across the street. With 4 bedrooms and 2.5 bathrooms, the layout provides flexibility for full-time living, guests, or a mountain retreat. The home opens into a warm and welcoming living room with vaulted ceilings and a corner fireplace, creating an ideal gathering space for movie nights or evenings by the fire. Just a few steps up, the bright, open kitchen and dining area offers ample cabinetry, generous prep space, and a centre island perfect for casual meals or entertaining. Upstairs, the primary bedroom features dual closets and beautiful mountain views, while two additional upper-level bedrooms overlook the wooded area and nearby creek, providing a peaceful, natural setting just steps from the home. The walkout lower level includes full-sized laundry, excellent storage, and a second primary bedroom with a 3-piece ensuite, ideal for guests or extended family. Additional highlights include extensive in-suite storage with a crawl space for skis, bikes, and hiking gear, two assigned parking stalls right out front, and the convenience of snow removal included in the condo fees. Enjoy morning coffee on the northeast-facing front patio, unwind with afternoon sun on the southwest-facing balcony, or relax in the private, fully fenced backyard backing onto green space and walking trails. A rare opportunity to enjoy a walkable Canmore lifestyle without sacrificing privacy or connection to nature &mdash; close to everything, yet surrounded by it. Book your private viewing today.