

2, 630 3rd Street  
Canmore, Alberta

MLS # A2283683

# \$575,000



<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 472
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

<b>Inclusions:</b>	N/A
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This townhouse is a rare combination of location, affordability, and potential. It represents an ideal entry point for first-time buyers or a smart choice for those seeking to simplify their lifestyle without sacrificing proximity to nature.