

\$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

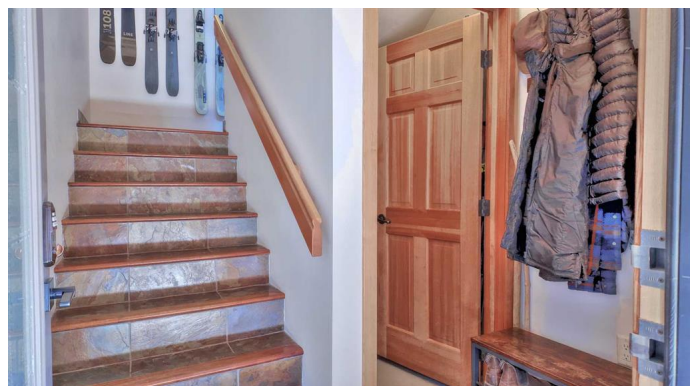
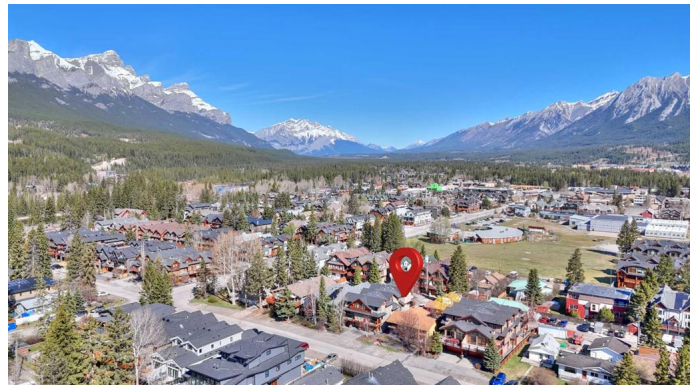
Nestled just a short walk from Main Street, the Bow River, and Spring Creek, this inviting multi-level townhome offers warmth, light, and incredible mountain views in one of Canmore's most walkable locations.

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 | 5 |
| Zoning | r4 |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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