

4, 511 6th Avenue  
Canmore, Alberta

MLS # A2169231



**\$1,399,000**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | South Canmore                    |               |                  |
| <b>Type:</b>     | Residential/Other                |               |                  |
| <b>Style:</b>    | 3 (or more) Storey               |               |                  |
| <b>Size:</b>     | 1,698 sq.ft.                     | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached           |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                        |               |                  |
| <b>Lot Feat:</b> | Level, Low Maintenance Landscape |               |                  |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Ceramic Tile, Hardwood  | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 505       |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | Multi        |
| <b>Foundation:</b> | Poured Concrete, Slab   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Beamed Ceilings, Breakfast Bar, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s) |                   |              |

**Inclusions:** Murphy bed, LG OLED G3 flush mount TV in living room

Discover your perfect mountain home! This beautifully renovated 3-bedroom, 3.5-bathroom townhome offers the perfect blend of mountain modern elegance, design and comfort in a quiet location, in one of the most sought-after neighbourhoods in Canmore. The extraordinary condition of this property is sure to impress - with upscale finishes and high-end appliances throughout, every detail has been carefully crafted for enjoyment. On the main living level, you'll be greeted by an open-concept living space bathed in natural light, showcasing elegant hardwood floors, wood beams and a gorgeous Rundle stone fireplace. Step out from your living space to a sunny deck with fantastic mountain views. The gorgeous kitchen is both functional and a treat to entertain in. Features include Italian porcelain countertops & backsplash, top-of-the-line stainless steel appliances, including a Fisher & Paykel induction range & Double Dishdrawer dishwasher, a new integrated hood vent with custom cover and sleek, LED-lit floating shelves. Another great perk of this home is having two primary-style bedrooms on the upper level, each with their own ensuites. The larger primary bedroom offers picture perfect views of the Three Sisters and a spacious, upgraded ensuite. Conveniently, the laundry area is also on this level and offers organizers for linens & supplies. The entry level has a third bedroom which functions well as a home office, & is outfitted for convenience with an Italian designed Murphy bed. Also on this level is another full bath. All bathrooms have been updated with new LED mirrors, new porcelain sinks & Italian porcelain countertops. The owners have also added motorized Hunter Douglas blinds in the great room, kitchen & primary bedroom. With the river paths just a few blocks away in one direction, & Main Street a few blocks in the other, this property

offers the ultimate blend of convenience & tranquility - and provides the perfect lock and leave lifestyle!