

# \$1,594,999 - 614 8th Avenue Sw, Canmore

MLS® #A2183563

**\$1,594,999**

3 Bedroom, 4.00 Bathroom, 2,442 sqft  
Residential on 0.24 Acres

Town Centre\_Canmore, Canmore, Alberta

3 Story, 3 Bedroom Furnished Luxury Townhouse in Downtown Canmore with Spectacular Mountain Views of Mountain Ranges, Lady Macdonald, Grotto, Ha Ling and E.E.O.R. There are 2 Second Level Balcony's that have views that take your breath away. This Townhouse has vaulted ceilings and a generous Open Floor plan. Newly painted, New Lighting throughout which makes this property a Standout. Has a Ground level entrance to Family Room. Newly landscaped Courtyard. The Kitchen has been newly Renovated with Large Waterfall quartz countertop that makes the Kitchen area the HEART OF THE HOME. All new appliances in Kitchen, Frigidaire Professional and Bosch. Note wine fridge in dining room. The wide stairwells allow for that spacious feeling throughout. 3 Large bedrooms on 3rd Level with windows that have views that don't disappoint. The master ensuite and 3rd floor bath newly Renovated with large walk in showers. 3.5 baths and Bathrooms on all levels. Oversized Double Garage with work area in the front. Plenty of Storage and room for 2 parking spaces in driveway. Back lane entrance. Large Storage Area. This home has 3 stories above Grade no Basement. View the 3D Virtual Tour. THIS HOME COMES FULLY FURNISHED Ready for you to move in. Downtown Location close to all the Shopping, Restaurants and amenities. Close to the Bow River and Biking and Hiking Paths. (You can install a Hot Tub on 2nd Level Balcony or



Lower level patio).

Built in 2007

### Essential Information

MLS® #	A2183563
Price	\$1,594,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,442
Acres	0.24
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	614 8th Avenue Sw
Subdivision	Town Centre_Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2E3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave,

	Refrigerator, Washer, Window
	Cooktop, Microwave Hood Fan
Heating	In Floor, Fireplace(s), Forced
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone, Bl
# of Stories	3
Basement	None

### Exterior

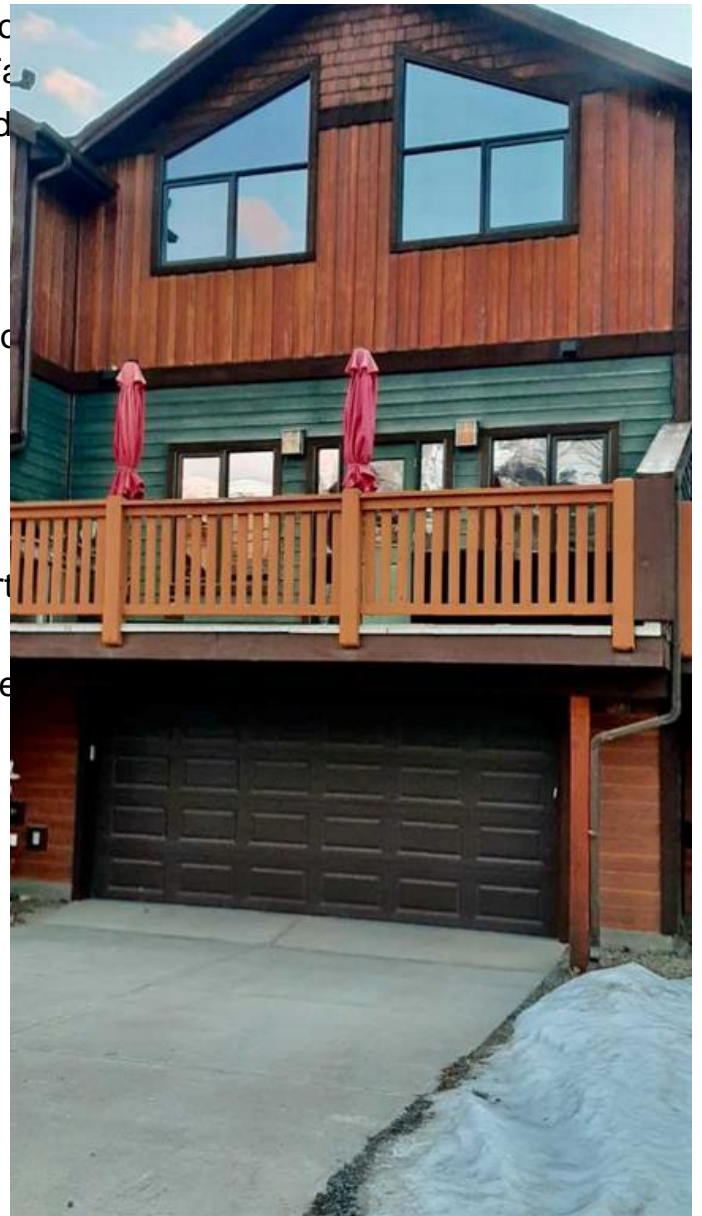
Exterior Features	Balcony, BBQ gas line, Court
Lot Description	Back Lane, Few Trees, Maintenance Landscape, Cre
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Slab

### Additional Information

Date Listed	December 19th, 2024
Days on Market	111
Zoning	Residential

### Listing Details

Listing Office	CIR Realty
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