

# \$899,900 - 202, 702 4th Street, Canmore

MLS® #A2187119

**\$899,900**

2 Bedroom, 2.00 Bathroom, 1,123 sqft  
Residential on 0.00 Acres

South Canmore, Canmore, Alberta

Discover the best of Canmore living here! - You will instantly feel at home in this charming 2bed/2bath townhome built in 2008 by Canmore's highly reputed quality builder "Elk Run". Enjoy a gourmet meal prepared in the open concept kitchen with high-end appliances, then relax around the cozy stone fireplace. Step onto the spacious balcony with a BBQ, soak up the sunshine, and take in breathtaking mountain views from this incredible corner unit. Warm wood floors and natural slate accents grace both levels, and the vaulted ceilings in the upstairs master bedroom enhance the sense of space and serenity. Both bedrooms are generously sized, offering stunning views. Heated bathroom floors provide that little extra comfort. "Caffaro Fusion" boasts fantastic curb appeal and is ideally situated in South Canmore, just a short walk to downtown, the Bow River, and nearby parks. With over 1,100 sq. ft., assigned parking, and ample street parking, this home is perfect for a young family, or as a cozy vacation retreat. Available turn-key ready. Easy to show, so don't miss out!

Built in 2008

## Essential Information

MLS® #                   A2187119

Price                     \$899,900



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,123
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	202, 702 4th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2L4

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Assigned, Outside, Plug-In, Stall

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Barbecue
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Post & Beam
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 12th, 2025
Days on Market	85
Zoning	Residential Multi, R4

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.