

# \$1,360,000 - 109 Riva Court, Canmore

MLS® #A2187195

**\$1,360,000**

3 Bedroom, 4.00 Bathroom, 1,612 sqft  
Residential on 0.07 Acres

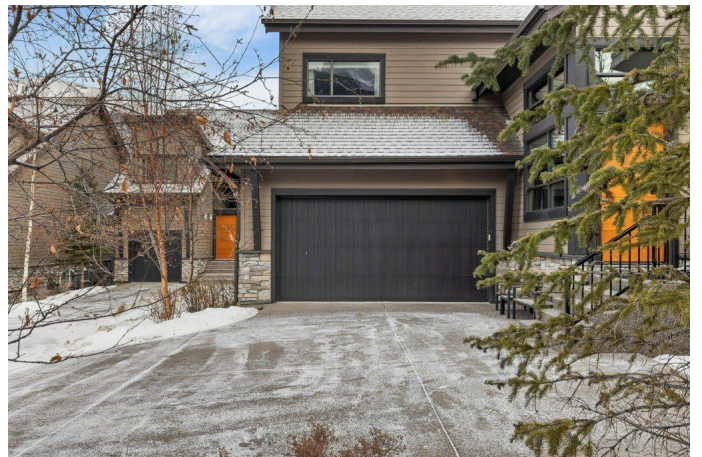
Three Sisters, Canmore, Alberta

Stunning townhome offers over 2,500 SF of living space, exceptional views and complete convenience with the feel of single-family living. Ideally located at the end of a quiet cul-de-sac, it boasts a desirable south-facing exposure, flooding the home with natural light all day. Open-concept main floor features a spacious living, dining, and kitchen, perfect for daily living and entertaining. The indoor/outdoor FP connects living room to south-facing deck, creating a seamless flow between the interior and exterior spaces. Upstairs, youâ€™ll find 2 large beds, each with own ensuite for ultimate privacy. Lower level offers even more versatile living space, with a third bedroom and a full bathroom. The large family room opens to a lower-level deck, while an additional hobby or games area adds to the home's functionality. Freshly painted and LVP flooring in walkout level & Air Con. True 2 car garage w/ new epoxy floors and 4 more parking spots on driveway & more storage than most homes!

Built in 2013

## Essential Information

MLS® #	A2187195
Price	\$1,360,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,612
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	109 Riva Court
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3L4

### **Amenities**

Amenities	Dog Park, Parking, Park
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Breakfast Bar, Granite Counters, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Window Coverings, Central Air Conditioner, Built-In Gas Range, Water Softener
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
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Lot Description	Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 18th, 2025
Days on Market	53
Zoning	12

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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