# \$2,300,000 - 616 4 Street, Canmore

MLS® #A2207880

## \$2,300,000

4 Bedroom, 4.00 Bathroom, 2,359 sqft Residential on 0.08 Acres

South Canmore, Canmore, Alberta

Picture-perfect views from this stunning South Canmore semi-detached home: 4 bedrooms/4baths, all designed with care and attention to every detail. Recipient of the Mayor's Award for Urban Architecture in 2006. Unique features really set this home apart: Two primary bedroom suites, one on the main living level and one on the top floor; Fenced back yard; An ideal guest area complete with 2 bedrooms, bath, lounge, and wet bar; A front deck large enough for conversational seating; and custom wood beam detailing inside and out. Thoughtful extras like the built-in kitchen desk and the bonus loft provide extra space for home office and home organization tucked away in their own area. All the creature comforts are here like heated floors, soaker tub, steam shower, and a garage large enough for a car + gear. South Canmore offers amazing views and incredible walkability to downtown, pathways, parks, events, and the Bow River. Offered as a fully furnished, turnkey package including housewares, electronics and linens. Start your next chapter in the Rockies, right here.

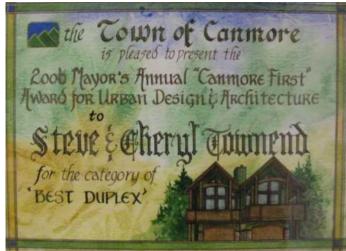
Built in 2006

### **Essential Information**

MLS® # A2207880 Price \$2,300,000

Bedrooms 4







Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,359

Acres 0.08

Year Built 2006

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 and Half Storey

Status Active

# **Community Information**

Address 616 4 Street

Subdivision South Canmore

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2H3

## **Amenities**

Parking Spaces 2

Parking Oversized, Single Garage Attached

# of Garages 1

### Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub,

Breakfast Bar, Ceiling Fan(s), Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer

Heating Forced Air, Natural Gas, In Floor, Radiant

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Low Maintenance Landscape, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 11th, 2025

Days on Market 107 Zoning R2

# **Listing Details**

Listing Office RE/MAX Alpine Realty

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