

\$2,290,000 - 1 (ne), 617 4th Street, Canmore

MLS® #A2211146

\$2,290,000

4 Bedroom, 4.00 Bathroom, 2,422 sqft

Single Family on 0.00 Acres

South Canmore, Canmore, Alberta

One of the largest four bedroom townhomes to ever be offered in South Canmore. This new construction sophisticated townhome encompasses timeless design, best-in-class construction quality, and the pursuit of excellence with the customer experience are all values the developer holds in the highest regard. With over 2,400 sqft of living space, a double car garage, and spectacular views of Mount Lady MacDonald, the Fairholm and Rundle Ranges; Sticks and Stones Custom Homes proudly presents its latest development in South Canmore. The spacious primary bedroom is on the upper level with an elegant ensuite bathroom, walkin closet and reading nook. Each of the additional bedrooms has its own ensuite bathroom. Stepping in from the spacious garage, you have a spacious mud room. Features such as ICF walls between the units, EV rough in, AC rough in, wood cabinetry, hardwood floors, triple pane low E argon windows, double opening patio door and appliances create a timeless mountain retreat. Ideally located in the heart of Canmore, this mountain home is mere blocks to Main Street with shops, restaurants and cafes and just steps to the Bow River pathway. An ideal lock and leave low maintenance condominium property where you can spend time exploring and enjoying life in the Rockies. *Images are from the developer's previous project at 833 6th Street (id:6289)



Built in 2025

Essential Information

Listing #	A2211146
Price	\$2,290,000
Bedrooms	4
Bathrooms	4.00
Square Footage	2,422
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1 (ne), 617 4th Street
Subdivision	South Canmore
City	Canmore
Province	Alberta
Postal Code	T1W2G7

Amenities

Amenities	Schools, Shopping
Features	Level
Parking Spaces	3
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Dishwasher, Range
Heating	Forced air, Radiant heat, Other
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Construction	Wood frame, ICF Block
Foundation	Poured Concrete

Listing Details

Listing Office

Sotheby's International Realty Canada



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