

# \$2,300,000 - 616 4th 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 4th 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	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range
Heating	In Floor, Forced Air, Natural Gas, 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	31
Zoning	R2

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.