

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

MLS® #A2211146

**\$2,290,000**

4 Bedroom, 4.00 Bathroom, 2,422 sqft

Residential 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

Built in 2025



## Essential Information

MLS® #	A2211146
Price	\$2,290,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,422
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	1 (ne), 617 4th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2G7

## Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Range, Refrigerator
Heating	Forced Air, Radiant, Zoned
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

**Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Level, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	152
Zoning	R4

**Listing Details**

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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.