

# \$3,097,500 - 723 3rd Street, Canmore

MLS® #A2253297

**\$3,097,500**

5 Bedroom, 4.00 Bathroom, 3,015 sqft  
Residential on 0.08 Acres

South Canmore, Canmore, Alberta

Experience modern mountain living in this brand new stunning 5-bedroom, 5-bathroom duplex, perfectly situated in the heart of South Canmore. Built by the renowned Lakusta Homes, this architectural gem features a sleek shed roof design and a thoughtfully crafted floor plan, offering both style and functionality. With a legal suite featuring a private entrance, it's ideal for generating rental income or accommodating extended family. The heated double car garage provides convenience and comfort, especially during chilly mountain mornings. Designed for easy accessibility, the main floor offers one-level living, while the south-facing orientation ensures year-round natural light and breathtaking mountain views. Located just steps from the Bow River and scenic walking trails, this exceptional home combines modern design with mountain charm, offering the perfect retreat in one of Canmore's most desirable neighborhoods.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253297    |
| Price          | \$3,097,500 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,015       |



|            |                                 |
|------------|---------------------------------|
| Acres      | 0.08                            |
| Year Built | 2025                            |
| Type       | Residential                     |
| Sub-Type   | Semi Detached                   |
| Style      | Side by Side, 2 and Half Storey |
| Status     | Active                          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 723 3rd Street         |
| Subdivision | South Canmore          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 2J1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Beamed Ceilings |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer                                                                                                                                       |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                 |
| Basement          | See Remarks                                                                                                                                                                                                                         |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                             |
| Lot Description   | Back Lane, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt                                               |

|              |                                              |
|--------------|----------------------------------------------|
| Construction | Metal Siding, Stone, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 26                  |
| Zoning         | R2                  |

**Listing Details**

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

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