

# \$1,640,000 - 1, 817 4th Street, Canmore

MLS® #A2213000

**\$1,640,000**

4 Bedroom, 4.00 Bathroom, 1,963 sqft

Residential on 0.00 Acres

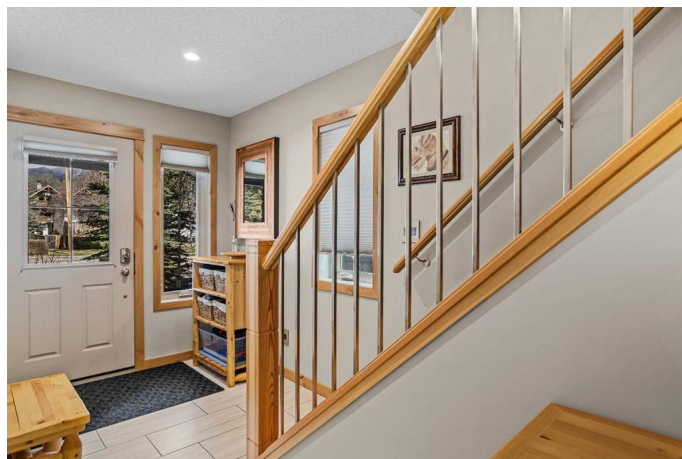
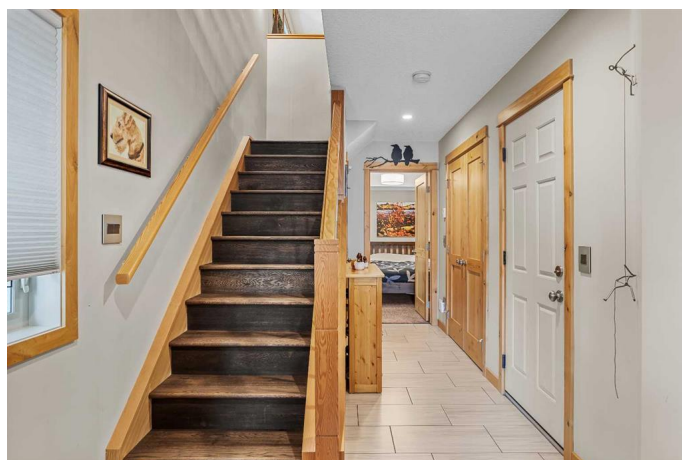
South Canmore, Canmore, Alberta

Location! Location! Location! Exceptional 4 bedroom South Canmore Townhome! A stunning and rare find in this highly desirable South Canmore location! Highlights of this elegantly presented 4 bedroom, 4 bathroom residence include a chef quality kitchen including high-end integrated appliances, huge granite island, an expansive living space boasting an entire wall of windows to let in the light and views, and in-floor heat throughout the 1st level (including the garage). Thoughtful attention to floorplan design, high quality modern finishing and mechanical systems, and functional outdoor space and storage make this home easy to love! Plenty of space here for your family, your guests, and your hobby space or home office. Located just a block from the Bow River and a short walk to Main St this home is perfect for those who relish walking or biking to the signature attractions of Canmore. Schedule your viewing today and see this award winning 'Built Green Gold Award' home for yourself!

Built in 2015

## Essential Information

MLS® #	A2213000
Price	\$1,640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,963
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1, 817 4th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2G9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Level, Rectangular Lot, Views

Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	23
Zoning	R4

**Listing Details**

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

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