

\$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

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|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 85 |
| Zoning | R4 |

Listing Details

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

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