

\$1,299,000 - 4, 806 6th Street, Canmore

MLS® #A2216638

\$1,299,000

2 Bedroom, 3.00 Bathroom, 1,578 sqft

Residential on 0.04 Acres

South Canmore, Canmore, Alberta

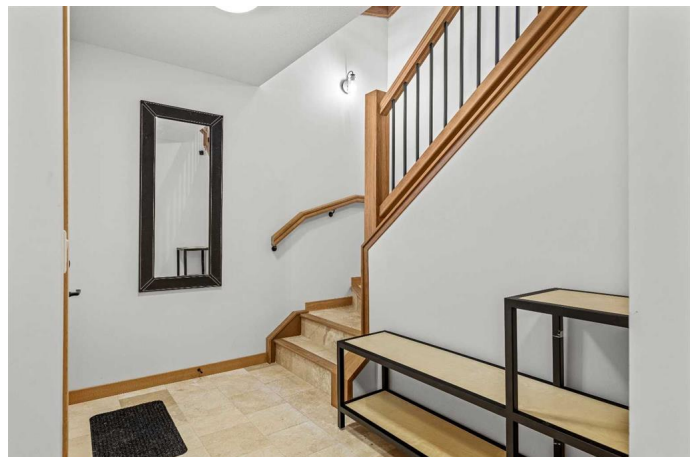
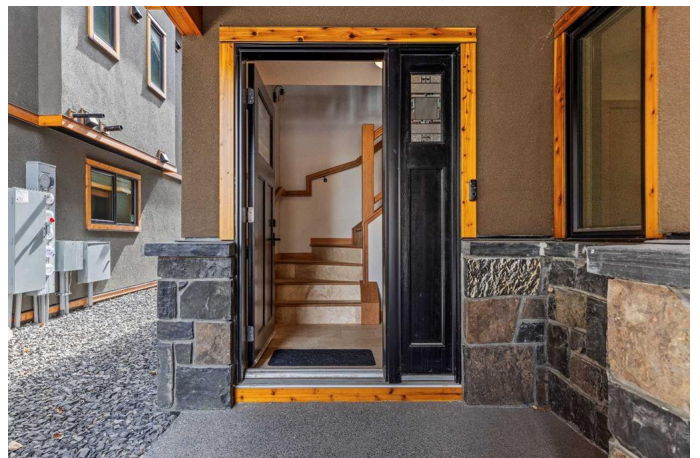
Located in the heart of South Canmore, one of the town's most desirable neighbourhoods, this meticulously crafted townhome by Elk Run Custom Homes offers the ideal combination of mountain charm and modern comfort. Just a short stroll from the Bow River, downtown shops, restaurants, and scenic trails, the location truly can't be beat.

The entry level welcomes you with in-slab heating, a spacious foyer, generous storage space, and direct access to the single attached heated garage—a practical and cozy start to mountain living.

The main level features a bright, open-concept kitchen, dining, and living area, ideal for entertaining or relaxing after a day outdoors. Timber accents, a feature gas fireplace, and a stunning open-tread staircase set the tone for warm alpine elegance. A convenient 2-piece bathroom and access to a large deck with mountain views complete this level.

Upstairs, a skylight above the staircase floods the space with natural light. Here, you'll find two spacious bedrooms, a full 4-piece bathroom, and a laundry area smartly located for convenience. The primary suite features a 4-piece ensuite with double vanity and perfectly positioned windows that frame the breathtaking mountain backdrop.

This thoughtfully designed home delivers



comfort, style, and an unbeatable location.

Built in 2021

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2216638 |
| Price | \$1,299,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,578 |
| Acres | 0.04 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4, 806 6th Street |
| Subdivision | South Canmore |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 2E2 |

Amenities

| | |
|----------------|---|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Driveway, Garage Door Opener, Heated Garage, Single Garage Attached, Aggregate, Plug-In |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Oven, Gas Stove, Refrigerator, Washer, Window Coverings |

| | |
|-----------------|--|
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Stone, Masonry |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance, Lighting |
| Lot Description | Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting, Views |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 49 |
| Zoning | R4 |

Listing Details

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

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