

# \$2,300,000 - 616 4 Street, Canmore

MLS® #A2207880

**\$2,300,000**

4 Bedroom, 4.00 Bathroom, 2,359 sqft

Residential on 0.08 Acres

South Canmore, Canmore, Alberta

Picture-perfect views from this stunning South Canmore semi-detached home; 4 bedrooms/4baths, all designed with care and attention to every detail. Recipient of the Mayor's Award for Urban Architecture in 2006. Unique features really set this home apart: Two primary bedroom suites, one on the main living level and one on the top floor; Fenced back yard; An ideal guest area complete with 2 bedrooms, bath, lounge, and wet bar; A front deck large enough for conversational seating; and custom wood beam detailing inside and out. Thoughtful extras like the built-in kitchen desk and the bonus loft provide extra space for home office and home organization tucked away in their own area. All the creature comforts are here like heated floors, soaker tub, steam shower, and a garage large enough for a car + gear. South Canmore offers amazing views and incredible walkability to downtown, pathways, parks, events, and the Bow River. Offered as a fully furnished, turnkey package including housewares, electronics and linens. Start your next chapter in the Rockies, right here.

Built in 2006

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2207880    |
| Price    | \$2,300,000 |
| Bedrooms | 4           |



|                |                                 |
|----------------|---------------------------------|
| Bathrooms      | 4.00                            |
| Full Baths     | 3                               |
| Half Baths     | 1                               |
| Square Footage | 2,359                           |
| Acres          | 0.08                            |
| Year Built     | 2006                            |
| Type           | Residential                     |
| Sub-Type       | Semi Detached                   |
| Style          | 2 and Half Storey, Side by Side |
| Status         | Active                          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 616 4 Street           |
| Subdivision | South Canmore          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 2H3                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Oversized, Single Garage Attached |
| # of Garages   | 1                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer  |
| Heating           | In Floor, Forced Air, Natural Gas, Radiant   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Basement          | None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony                                     |
| Lot Description   | Back Yard, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                             |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 72               |
| Zoning         | R2               |

**Listing Details**

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

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