

\$1,905,000 - 2(se), 617 4th Street, Canmore

MLS® #A2211158

\$1,905,000

3 Bedroom, 4.00 Bathroom, 1,932 sqft
Residential on 0.00 Acres

South Canmore, Canmore, Alberta

Meticulously crafted encompassing the mountain locale while creating a contemporary and inviting feeling. Sticks and Stones Custom Homes proudly presents another new construction townhome project in South Canmore. This three-bedroom townhome with over 1900 sqft of living faces south with spectacular views of Canmore's most iconic mountain vistas. The 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. 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. Each bedroom has its own ensuite bathroom with two bedrooms on the upper level and the third on the grade entry level. The spacious primary bedroom has vaulted ceilings, spacious closets and a reading nook. A place to gather with family and friends and a place for you to explore the Canadian Rockies. *Images from builders previous project at 833 6th Street

Built in 2025



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2211158 |
| Price | \$1,905,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,932 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2(se), 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 | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Quartz Counters, Recessed Lighting, Skylight(s) |
| Appliances | Dishwasher, Refrigerator, Range |
| Heating | Forced Air, Radiant, Zoned |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |

| | |
|----------|------|
| Basement | None |
|----------|------|

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Level, Low Maintenance Landscape, Views, Back Lane |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 129 |
| Zoning | R4 |

Listing Details

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

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