

# \$1,885,000 - 2(se), 617 4th Street, Canmore

MLS® #A2211158

**\$1,885,000**

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          | \$1,885,000   |
| 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, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), 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  
Lot Description        Back Lane, Level, Low Maintenance Landscape, Views  
Roof                      Asphalt Shingle  
Construction          ICFs (Insulated Concrete Forms), Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 15th, 2025  
Days on Market        112  
Zoning                    R4

**Listing Details**

Listing Office            Sotheby's International Realty Canada

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