

# \$1,675,000 - 2 Larch Close, Canmore

MLS® #A2256509

**\$1,675,000**

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.16 Acres

Larch, Canmore, Alberta

Bright & Sunny Home on a Quiet Lot – Steps from Downtown! Welcome to this charming and sun-filled home nestled in the sought-after Larch neighbourhood. Perfectly positioned just a short stroll to downtown, the Bow River and the Canmore Golf Course. The main floor offers a warm and inviting layout featuring a bright kitchen, open dining area and cozy living room with a classic wood-burning fireplace – all accented by oak hardwood floors. With three generous bedrooms and two full bathrooms on this level, there's plenty of space for family or guests. The fully finished lower level expands the living space with an additional bedroom, full bathroom and large family room plus a separate recreation area. Step outside and enjoy the expansive deck, perfect for entertaining, and a fully fenced backyard. The attached garage and ample storage throughout complete the package. Soak in the stunning mountain views from both the front and back of the home and enjoy the serenity of one of Canmore's most established neighbourhoods.

Built in 1990

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2256509    |
| Price     | \$1,675,000 |
| Bedrooms  | 4           |
| Bathrooms | 3.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,276       |
| Acres          | 0.16        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2 Larch Close          |
| Subdivision | Larch                  |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 1W3                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, See Remarks      |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 2                                                   |
| Fireplaces        | Gas, Wood Burning                                   |
| Has Basement      | Yes                                                 |
| Basement          | Finished, Full                                      |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Landscaped, Many Trees, Private, Views |
| Roof              | Asphalt Shingle                        |
| Construction      | Other, Wood Siding                     |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 13                   |
| Zoning         | R1                   |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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