



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 817 4th Street
Canmore, Alberta

MLS # A2314021

\$1,595,000



Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,924 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	residential 4 plex
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Storage		

Inclusions: TV mount

This immaculate south-facing luxury townhouse is a rare offering, featuring 4 bedrooms and 4 bathrooms in a quiet corner of South Canmore. Showcasing breathtaking mountain views and year-round natural light, this exceptional home blends refined elegance with everyday functionality. At the heart of the home is a stunning chef-inspired kitchen with an oversized island everyone loves to gather around. Gorgeous quartzite countertops, custom lighting, and sophisticated finishes create a bright, modern atmosphere throughout the open-concept great room. A striking rock fireplace adds warmth and character, while the wall of windows frames spectacular views of Ha Ling and the Three Sisters. With nearly 2,000 sq. ft. of living space, this home offers incredible flexibility for families, guests, or entertaining. Four spacious bedrooms include two with private ensuites delivers both comfort and privacy. Built Green for enhanced efficiency and comfort, the home features in-floor heating throughout the entire first level — including the garage — along with modern mechanical systems. An oversized single garage completes the package. Perfectly located just one block from the Bow River and a short walk to Main Street, leave the car behind and easily access Canmore's best restaurants, cafés, yoga studios, shopping, and year-round festivals by foot or bike.