



GRASSROOTS
REALTY GROUP

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2, 617 4th Street
Canmore, Alberta

MLS # A2341673



\$1,998,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,908 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape, Views		

Heating: Forced Air, Radiant, Zoned

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: ICFs (Insulated Concrete Forms), Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Webber BBQ, Samsung "55 Frame TV

Water: -

Sewer: -

Condo Fee: \$ 344

LLD: -

Zoning: R4

Utilities: -

Completed in 2025 by Sticks and Stones Custom Homes, this sophisticated three-bedroom townhome brings together thoughtful design, quality construction and one of South Canmore's most desirable locations. With approximately 1,908 square feet of living space and a southeast-facing orientation, the home captures abundant natural light and impressive views toward Canmore's iconic mountain peaks. The main living level is designed around gathering, with an open kitchen, dining and living space extending toward expansive windows and a double-opening patio door that connects the interior with the mountain setting beyond. Hardwood floors, wood cabinetry and refined contemporary finishes create an atmosphere that feels equally suited to everyday mountain living and entertaining family and friends. Quality is evident throughout the construction. ICF walls between residences provide enhanced separation, while triple-pane low-E argon windows contribute to year-round comfort and efficiency. This home features air conditioning for comfortable summer living, a heated garage, high efficiency on demand water heating and a water softener. Each of the three bedrooms enjoys its own ensuite bathroom, offering exceptional privacy for family and guests. Two bedrooms are located on the upper level, including a spacious primary retreat with vaulted ceilings, generous closet space and a quiet reading nook or home office. A third bedroom at grade level provides flexibility for guests, family or a private workspace. The garage is equally well considered for life in the Rockies, with dedicated storage systems providing organized space for bikes, skis and mountain equipment. Located just steps from the Bow River pathway and only a few blocks from Main Street, this is a home where the best of Canmore is easily accessible on foot or by bike.

Morning coffee downtown, evenings at Canmore's restaurants and caf  s, and days spent hiking, skiing or riding the surrounding trails all begin from your doorstep. Nearly new, beautifully finished and built by one of Canmore's respected custom home builders, 2-617 4th Street offers a refined, low-maintenance approach to contemporary mountain living in the heart of South Canmore.