

# \$2,179,800 - 1 (ne), 833 6th Street, Canmore

MLS® #A2197559

**\$2,179,800**

4 Bedroom, 4.00 Bathroom, 2,411 sqft

Residential on 0.00 Acres

South Canmore, Canmore, Alberta

One of the largest four bedroom townhomes to ever be offered in South Canmore. This new construction 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. With 2,411 sqft of living space, a double car garage, and spectacular views of Mount Lady MacDonald, Grotto Mountain and the Fairholm Range; Sticks and Stones Custom Homes proudly presents its latest development in South Canmore. The spacious primary bedroom is on the upper level with an elegant ensuite bathroom, walkin closet and reading nook. Each of the additional bedrooms has its own ensuite bathroom. Stepping in from the spacious garage, you have a spacious mud room. 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 KitchenAid 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. An ideal lock and leave low maintenance condominium property where you can spend time exploring and enjoying life in the Rockies.

Built in 2024



## Essential Information

MLS® #	A2197559
Price	\$2,179,800
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,411
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	1 (ne), 833 6th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2E1

## Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Refrigerator
Heating	Forced Air, Zoned, Radiant
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

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

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	57
Zoning	R4

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.