



**GRASSROOTS**  
REALTY GROUP

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4, 810 3rd Street  
Canmore, Alberta

MLS # A2282900



**\$1,300,000**

|           |  |        |                  |
|-----------|--|--------|------------------|
| Division: | South Canmore  |        |                  |
| Type:     | Residential/Four Plex                                |        |                  |
| Style:    | 3 (or more) Storey                                   |        |                  |
| Size:     | 1,759 sq.ft.   | Age:   | 2020 (6 yrs old) |
| Beds:     | 2  | Baths: | 2 full / 1 half  |
| Garage:   | Driveway, Garage Faces Front, Single Garage Attached |        |                  |
| Lot Size: | -  |        |                  |
| Lot Feat: | Back Lane, Views                                     |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | In Floor, Forced Air   | Water:     | -      |
| Floors:     | Hardwood, Tile   | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 198 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Mixed  | Zoning:    | R4     |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |            |        |

Inclusions: N/A

Quietly positioned on a residential street in South Canmore, this northeast corner townhome is a thoughtful expression of modern mountain living. Built in 2020 by Sticks and Stones Custom Homes, the residence reflects the developer's signature aesthetic—clean lines, natural materials, and a restrained palette that feels both contemporary and timeless. The main level is organized around an open, light-filled living space where kitchen, dining, and lounge areas flow effortlessly to a private deck, creating a seamless connection between indoors and out. Entry from the single-car garage is intentionally designed, with a generous mudroom that supports an active, four-season lifestyle. Two bedrooms are located on the upper level, offering privacy and calm, while large windows frame views toward Mount Lady MacDonald and Grotto Mountain—a constant reminder of the surrounding landscape. Steps from the Bow River Pathway and within walking distance to Main Street, this home balances walkable convenience with a sense of retreat. It is a composed, low-maintenance residence designed for those who value architecture, location, and a quieter approach to mountain living.