



**2, 725 7th Street
Canmore, Alberta**

MLS # A2290284



\$1,848,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,955 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Hot Tub

A rare opportunity to own an immaculate 1,955 sq ft mountain-modern fourplex in highly sought-after South Canmore. Built in 2019 by locally owned KOVA Homes and Renu Construction, this residence showcases exceptional craftsmanship and premium finishes throughout. With a 28-day minimum rental requirement, the property offers strong income potential—monthly rentals in this area can reach up to \$7,000. Enjoy the flexibility of a dream vacation home while generating income when you’re not using it. Just steps to the Bow River, Main Street, Centennial Park, and endless trails, life feels simpler here — park the car for the weekend and explore. This 3-bedroom + loft-style office, 4-bath home features three spacious bedrooms, each with its own ensuite, offering privacy and elevated design. Heated floors run throughout, oversized windows frame breathtaking mountain views, and a Rundle Stone gas fireplace anchors the open-concept main level. The chef-inspired kitchen impresses with a quartz waterfall island, abundant cabinetry, and a generous walk-in pantry. Entertain with ease at the custom wet bar with built-in wine fridge, or step onto one of two south-facing patios to soak in panoramic mountain views. Upstairs, unwind in your private eight-person Beachcomber hot tub and imagine stargazing under crystal-clear skies. Air conditioning ensures year-round comfort, while the large mudroom, attached garage, and ample storage handle all your mountain gear. Gather around the front-yard fire pit for s’mores under the stars — refined, relaxed South Canmore living at its finest.