



GRASSROOTS
REALTY GROUP

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**829, 4 4 Street
Canmore, Alberta**

MLS # A2293200



\$1,499,900

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,866 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Views		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	Bell Satellite Dish		

Nestled in a quiet nook of one of Canmore's most desirable and established neighbourhoods, this beautifully crafted, original-owner home offers refined mountain living just steps from the Bow River. Located in sought-after South Canmore, this meticulously maintained 3-bedroom, 2.5-bathroom walk-up quadplex spans approximately 1,866 sq ft across three levels, combining timeless craftsmanship with classic mountain design. The south-west exposure fills the home with natural light throughout the day, while expansive windows and skylights frame stunning views of the Three Sisters, Ha Ling Peak, and Mount Rundle. Inside, high-end finishes create a warm and elegant atmosphere. The home features solid alder Kitchen Craft cabinetry with undermount lighting, granite countertops, Kohler fixtures, cherry hardwood flooring, slate tile, and custom wood blinds, complemented by beautiful knotty pine interior stair rails and cedar exterior railings. Vaulted ceilings on the upper level enhance the sense of space and light. The thoughtfully designed kitchen is equipped with premium appliances including an Electrolux Pro-Series stove, Bosch dishwasher, newer LG refrigerator, Panasonic microwave, and built-in Cavavin beverage centre, making it ideal for both daily living and entertaining. Comfort and functionality are found throughout the home with radiant in-floor heating on the ground level and in the spacious master ensuite, a cozy gas fireplace, dedicated pantry and laundry with newer LG washer and dryer, and a luxurious master bathroom featuring a corner jacuzzi tub and steam shower. On the second level, a south-west facing covered patio provides the perfect place to sit and enjoy the sun and mountain views, complete with a natural gas BBQ outlet. The surrounding low-maintenance landscaping features rundle rock, mature

trees, and established shrubs, creating a beautiful setting without the upkeep. Additional highlights include a fully enclosed single-car garage with internal access, exposed aggregate driveway parking for an additional vehicle, central vacuum, and a recently repainted interior. Positioned just seconds from the Bow River pathway system and within easy reach of schools, shops, and local amenities, this home offers the rare combination of quiet residential living with immediate access to Canmore's world-class outdoor lifestyle. With low condo fees of \$350/month and pride of ownership evident throughout, this move-in-ready property presents an exceptional opportunity to own in one of Canmore's most established communities.