



2, 817 6th Street
Canmore, Alberta

MLS # A2298112



\$1,048,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,196 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R4
Foundation:	Slab	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: All furniture, artwork, decor, housewares, soft goods, electronics - selling turnkey with the exception of personal items and the cabinet under the upstairs TV & the TV stand in lower bedroom

Fully furnished & turn-key, this meticulously renovated executive townhome in coveted South Canmore is a rare find — just steps from the Bow River with breathtaking mountain views and no detail left untouched. Located in one of Canmore's most desirable neighbourhoods, this beautifully updated 4-plex unit has been comprehensively transformed by the original owner with premium finishes throughout. Rich Hickory hardwood floors and custom Hickory interior doors flow through the open-concept living and dining area beneath soaring vaulted ceilings, anchored by a stunning river rock fireplace. The private deck and living room frame spectacular Rocky Mountain views year-round. The custom chef's kitchen is a true showpiece featuring quartzite countertops, under-cabinet lighting, and a full suite of premium appliances including an LG induction range, Bosch dishwasher, French door LG refrigerator, and Whirlpool microwave. Thoughtful design details include all-lower-drawer cabinetry, a dedicated spice cabinet, integrated recycling, garburator, and a custom pantry complete with wine racks and dedicated electrical outlets. The main floor hosts the primary bedroom alongside same-floor laundry — offering effortless everyday living. The lower level features a generous guest bedroom with private ensuite and the added luxury of in-floor radiant heating. Both bathrooms are completely new with quartzite countertops and all-new plumbing fixtures throughout. Pre-wiring in the stairwell for a future chair lift, USB-integrated outlets, and night light receptacles reflect the thoughtful, forward-thinking nature of this renovation. All-new Hunter Douglas window coverings, custom-built railings, new fans, all-new light fixtures, fresh interior paint, and a new hot water heater complete this exceptional package. Street-side access with an attached garage and low-maintenance

stucco exterior round out a property designed for sophisticated, lock-and-leave mountain living. South Canmore offers walkable access to the Bow River pathways, boutique dining, and world-class recreation. Sold fully furnished — simply arrive and enjoy everything the Canadian Rockies have to offer. *Note: No Nightly/short term rentals allowed*