



1, 826 5th Street
Canmore, Alberta

MLS # A2298625



\$1,585,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,997 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, On Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete, Slab	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)

Inclusions: N/A

Bathed in sunshine and framed by the drama of the Canadian Rockies, this exceptional south-facing Canmore townhome, built by the local Elk Run Custom Homes is a masterclass in craftsmanship, comfort, and quiet luxury. Perfectly positioned on 5th Street in the highly sought-after, sunny South Canmore, this home offers the rare balance of serenity and accessibility, just steps from the Bow River and a short, easy stroll to downtown Canmore. The main floor welcomes you with soaring vaulted ceilings and a flood of natural light pouring through expansive windows, illuminating the open-concept living space and the open wood staircase. The living room is both grand and inviting, anchored by a striking Rundlestone gas fireplace and framed by sweeping mountain vistas that stretch from the iconic Three Sisters to the majestic Rundle Range. Designed for both everyday living and entertaining, the chef's kitchen is a true showpiece. Outfitted with upgraded appliances—including a full-size fridge and freezer, gas range, dishwasher, and wine fridge—all complemented by granite countertops, abundant prep space, and a generous walk-in pantry that keeps everything effortlessly organized. Each of the three spacious bedrooms is a private retreat, complete with its own ensuite bathroom, offering comfort and privacy for family and guests alike. Thoughtful touches like custom powered triangle blinds in the primary suite and living room enhance both style and function. Step outside onto the expansive deck and take in the breathtaking alpine mountain scenery—your front-row seat to some of Canmore's most iconic views. Whether it's a quiet morning coffee or an evening gathering under the stars, this outdoor space is designed to inspire. Additional features include air conditioning, forced air

heating, and in-slab heating for ultimate year-round comfort, along with rich hardwood flooring throughout. The attached heated garage ensures convenience in every season, and additional street parking is readily available. This is more than a home—it's a lifestyle defined by natural beauty, refined design, and effortless access to everything Canmore has to offer. Call and view today!