# \$2,179,800 - 1 (ne), 833 6th Street, Canmore

MLS® #A2197559

### \$2,179,800

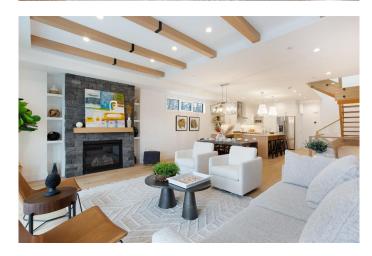
4 Bedroom, 4.00 Bathroom, 2,411 sqft Residential on 0.00 Acres

South Canmore, Canmore, Alberta

One of the largest four bedroom townhomes to ever be offered in South Canmore. This new construction sophisticated townhome encompasses timeless design, best-in-class construction quality, and the pursuit of excellence with the customer experience are all values the developer holds in the highest regard. With 2,411 sqft of living space, a double car garage, and spectacular views of Mount Lady MacDonald, Grotto Mountain and the Fairholm Range; Sticks and Stones Custom Homes proudly presents its latest development in South Canmore. The spacious primary bedroom is on the upper level with an elegant ensuite bathroom, walkin closet and reading nook. Each of the additional bedrooms has its own ensuite bathroom. Stepping in from the spacious garage, you have a spacious mud room. Features such as ICF walls between the units, EV rough in, AC rough in, wood cabinetry, hardwood floors, triple pane low E argon windows, double opening patio door and KitchenAid appliances create a timeless mountain retreat. Ideally located in the heart of Canmore, this mountain home is mere blocks to Main Street with shops, restaurants and cafes and just steps to the Bow River pathway. An ideal lock and leave low maintenance condominium property where you can spend time exploring and enjoying life in the Rockies.







#### **Essential Information**

MLS® # A2197559 Price \$2,179,800

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,411
Acres 0.00
Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 1 (ne), 833 6th Street

Subdivision South Canmore

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2E1

#### **Amenities**

Amenities None

Parking Spaces 3

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting,

Skylight(s)

Appliances Dishwasher, Garage Control(s), Gas Range, Refrigerator

Heating Forced Air, Radiant, Zoned

Cooling Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame, ICFs (Insulated Concrete Forms)

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 27th, 2025

Days on Market 38 Zoning R4

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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