

# \$1,299,000 - 4, 806 6th Street, Canmore

MLS® #A2216638

**\$1,299,000**

2 Bedroom, 3.00 Bathroom, 1,578 sqft

Residential on 0.04 Acres

South Canmore, Canmore, Alberta

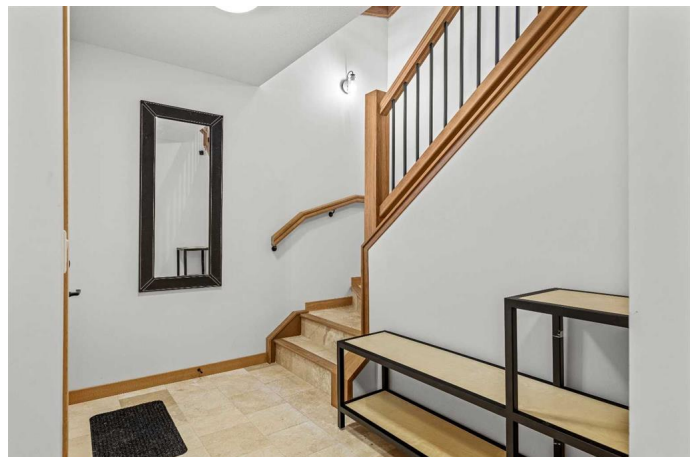
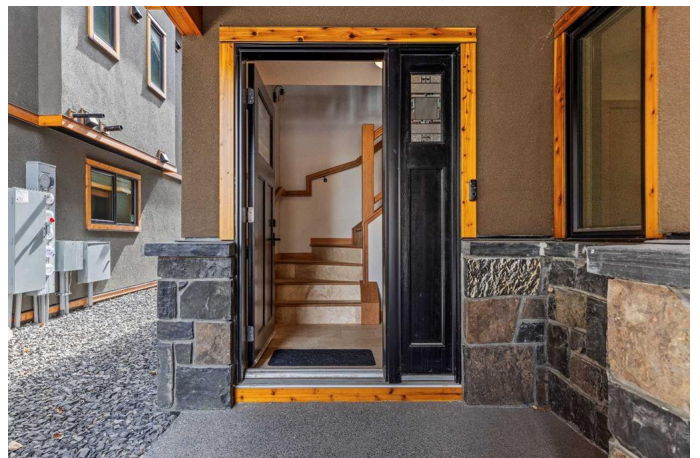
Located in the heart of South Canmore, one of the town's most desirable neighbourhoods, this meticulously crafted townhome by Elk Run Custom Homes offers the ideal combination of mountain charm and modern comfort. Just a short stroll from the Bow River, downtown shops, restaurants, and scenic trails, the location truly can't be beat.

The entry level welcomes you with in-slab heating, a spacious foyer, generous storage space, and direct access to the single attached heated garage—a practical and cozy start to mountain living.

The main level features a bright, open-concept kitchen, dining, and living area, ideal for entertaining or relaxing after a day outdoors. Timber accents, a feature gas fireplace, and a stunning open-tread staircase set the tone for warm alpine elegance. A convenient 2-piece bathroom and access to a large deck with mountain views complete this level.

Upstairs, a skylight above the staircase floods the space with natural light. Here, you'll find two spacious bedrooms, a full 4-piece bathroom, and a laundry area smartly located for convenience. The primary suite features a 4-piece ensuite with double vanity and perfectly positioned windows that frame the breathtaking mountain backdrop.

This thoughtfully designed home delivers



comfort, style, and an unbeatable location.

Built in 2021

### Essential Information

MLS® #	A2216638
Price	\$1,299,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,578
Acres	0.04
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

### Community Information

Address	4, 806 6th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2E2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Heated Garage, Single Garage Attached, Aggregate, Plug-In
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Oven, Gas Stove, Refrigerator, Washer, Window Coverings

Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Masonry
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance, Lighting
Lot Description	Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	58
Zoning	R4

## Listing Details

Listing Office	RE/MAX Alpine Realty
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