

4, 806 6th Street
Canmore, Alberta

MLS # A2216638

\$1,299,000

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|-----------|---|--------|------------------|
| Division: | South Canmore | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 and Half Storey | | |
| Size: | 1,578 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Aggregate, Driveway, Garage Door Opener, Heated Garage, Plug-In, Single C | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting, Vie | | |

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|-------------|---|------------|--------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 388 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R4 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: n/a

OPEN HOUSE - This Saturday June 7th 12:00 - 15:00pm - 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.