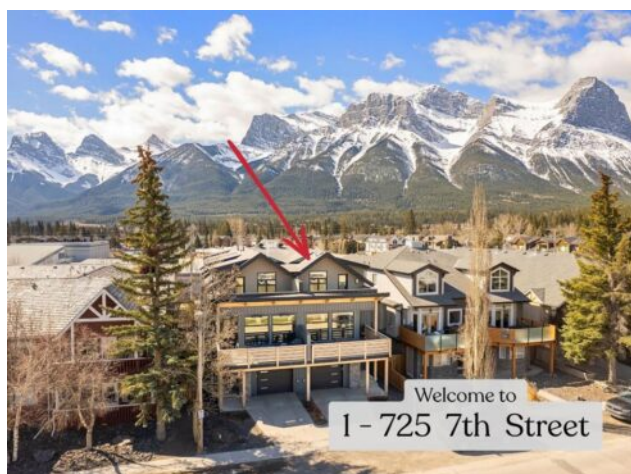


1, 725 7 Street  
Canmore, Alberta

MLS # A2306490



## \$1,745,000

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s)		

**Inclusions:** None

Smartly positioned in the popular South Canmore area, this 3 bedroom + office home offers a rare balance of connection and calm—where everyday conveniences are just moments away, yet the setting still feels like a private mountain retreat. A short stroll brings you to Main Street for dinner, shopping, or an impromptu evening out, while returning home always feels like stepping back into your own quiet haven. Life here unfolds with an effortless rhythm. Mornings might begin with a stop at Beamers Coffee just a few blocks from your door, followed by a peaceful walk along the nearby Bow River pathways as the mountains showcase the specialness of catching the early sunlight. With multiple parks close at hand, and free transit so close, exploring all of Canmore is refreshingly simple. Stepping inside the home, you are welcomed with a sense of warmth and ease, and a street level primary bedroom with ensuite. The open-concept main living space is bright and inviting, designed for both connection and comfort. At its centre, the kitchen anchors the home with a striking quartz waterfall island, clean modern finishes, and a thoughtfully designed pantry that keeps everything within reach. Whether it’s a quick breakfast before heading out or a relaxed evening with friends, the space adapts beautifully. The living room exudes a grounded elegance, highlighted by a Rundle stone fireplace and feature wall that brings the outdoors in. From here, step onto the balcony and take in sweeping mountain views in both directions—an ever-changing backdrop that defines the experience of living here. Upstairs, the layout continues to impress with two more bedrooms, each gets its own 4pc bathroom, creating a sense of privacy and retreat for both owners and guests. An additional office or den opens onto a top-level balcony—an inspiring naturally lit

space for work, creativity, or quiet reflection. A total of four bathrooms, an attached garage ready for all your mountain gear, and a functional mudroom with built-ins designed for real life, every detail supports the rhythm of living in a mountain town. This is a home where comfort meets intention—where mornings begin with sunlight on the deck, afternoons invite adventure, and evenings settle into quiet relaxation. Perfectly positioned and thoughtfully designed, it offers a lifestyle that feels both elevated and effortlessly livable.