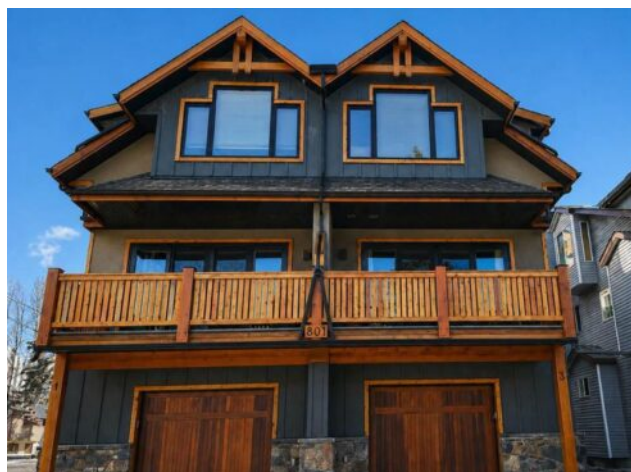


3, 801 4 Street  
Canmore, Alberta

MLS # A2307396



## \$1,295,000

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	See Remarks, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, See Remarks, Views		

**Heating:** Boiler, Forced Air, Natural Gas

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Storage, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 404

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** Garage shelving

Positioned in South Canmore with direct access to the Bow River just steps away, this property delivers a rare combination of mountain views, walkability, and everyday livability. Set in a northwest-facing orientation, the unit captures natural light and offers a constant visual connection to the surrounding peaks—bringing the landscape into your daily routine. From your front door, you are less than a two-minute walk to the Bow River pathway system, with immediate access to some of Canmore’s most sought-after trails. Parks, playgrounds, seasonal festivals, and downtown shopping and dining are all within walking distance—eliminating the need to drive and placing you fully inside the Canmore lifestyle. Built in 2017 by Elk Run Homes, the condo is designed for both comfort and entertaining. The main level features an open-concept kitchen, dining, and living space finished with cherry hardwood flooring and anchored by a Rundle stone gas fireplace. A large deck extends the living area outdoors, creating a seamless indoor-outdoor experience. Upstairs, skylights bring in natural light throughout the upper level. The primary bedroom includes a spacious ensuite with a walk-in tiled shower. A second bedroom, full bathroom, and laundry are all finished with high-end cabinetry. The unit includes 2 bedrooms, 2.5 bathrooms, and a 1.5-car garage (16.5x20) with in-floor heating. The building is self-managed, well maintained, and supported by a healthy reserve fund, with low condo fees. This is a location-driven property where access to the river, trails, and mountains defines the value.