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1, 809 4th Street  
Canmore, Alberta

MLS # A2292846



**\$1,950,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,415 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	Residential Multifamily
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** All furniture except exclusions above

Light, space, and effortless mountain living come together in this exceptional 3-storey townhome—one of the final 4-plex residences built by Elk Run Developments. With over 2,400 square feet, this home is designed for those who love to gather, entertain, and enjoy the Canmore lifestyle. The top level features two spacious bedrooms, each with its own ensuite, creating a peaceful retreat at the end of the day. The heart of the home is the second level, where a stunning Legacy Kitchen anchors the space with a large island, Italian range, oversized fridge/freezer, and wine fridge—perfect for hosting dinners for 10+ in the generous dining area. Floor-to-ceiling windows fill the living room with light and open directly to the front deck. The entry level offers heated floors, a fourth bedroom with full bath, a large mudroom, and welcoming foyer—ideal after a day on the trails. Four dedicated parking spots, including a double garage with epoxy flooring, make life easy. All just one block from the river pathway system and a short walk to shops and restaurants in South Canmore. Spacious, low-maintenance living designed for the mountain lifestyle—with all furniture included, except the TV above the living room fireplace, making this a truly move-in-ready opportunity.