

**1, 826 7th Street
 Canmore, Alberta**

MLS # A2310923



\$1,800,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,321 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 572
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: All Furnishings

Welcome to this stunning like-new townhome, tucked right into the heart of downtown Canmore and framed by the Canadian Rocky Mountains in every direction. From the moment you arrive, this home feels special—fully furnished, beautifully finished, and designed to make everyday living feel like a getaway. Step inside and you’re immediately greeted by light, space, and those mountain views that seem to follow you from room to room. The main living area brings everyone together with soaring vaulted ceilings, warm tongue-and-groove detail, and a dramatic floor-to-ceiling stone fireplace that naturally becomes the heart of the home—whether it’s quiet mornings with coffee or evenings winding down after a day outside. The kitchen sits just steps away and really elevates the space, with quartz waterfall countertops, a matching quartz backsplash, and a clean, modern design that still feels warm and welcoming. Hardwood flooring runs throughout the main level, and the open wood staircase adds just the right touch of mountain character without taking away from the modern feel. With four spacious bedrooms and four well-appointed bathrooms—including three ensembles—there’s a sense of comfort and privacy that works beautifully for families or guests. Every bedroom continues the same theme: natural light, mountain views, and that constant reminder of where you are. Outside, the south-facing deck becomes an easy extension of the home. It’s the kind of space that naturally gets used—morning coffee in the sun, an evening glass of wine, or just taking in the stillness of the Rockies after a full day. A double-car garage offers plenty of room for vehicles and all your mountain gear, and the location couldn’t be more convenient. Walk to cafés, restaurants,

shops, the Bow River, and trail systems that keep you connected to the outdoors year-round. This isn't just a townhome—it's an easy, elevated Canmore lifestyle in one of the most walkable and sought-after locations in town. Call for a viewing today!