REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

# 2, 813 4th Street Canmore, Alberta

## MLS # A2354022

# $1,995,000

| | | | |
|---|---|---|---|
| **Division:** | South Canmore | | |
| **Type:** | Residential/Four Plex | | |
| **Style:** | 3 (or more) Storey | | |
| **Size:** | 2,400 sq.ft. | **Age:** | 2018 (8 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 full / 1 half |
| **Garage:** | Double Garage Attached, Driveway, Heated Garage | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | Low Maintenance Landscape | | |

| | | | |
|---|---|---|---|
| **Heating:** | In Floor, Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Hardwood, Other | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 550 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | ICFs (Insulated Concrete Forms), Wood Frame | **Zoning:** | R4 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Furniture & furnishings,  with a few art exclusions.

Scenic river paths at the end of the block. Main Street moments away. Set in a quiet location in South Canmore, this 2,400 SF home is perfectly placed for mountain living. Built by Elk Run Custom Homes, a longtime Canmore builder known for quality craftsmanship and attention to detail, this 4 bedroom, 3.5 bath home features gorgeous fir beams, an open-riser staircase, cherry hardwood, travertine, and a beautiful Rundle stone fireplace. The kitchen offers solid wood cabinetry, premium stainless appliances, an Italian range, pantry and massive granite island. Large windows and double sliders open to a south-facing deck with incredible mountain views. A guest bedroom and powder room complete the main level. Upstairs are two primary-style bedrooms with vaulted ceilings and walk-in closets. The main suite enjoys fabulous Three Sisters views and a luxurious five-piece ensuite. Top-floor laundry. The ground level has a bedroom, full bath, large foyer with a huge walk-in closet for your gear and a heated double garage. Bring your suitcase and start enjoying as this great property is turnkey furnished.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of RE/MAX Alpine Realty. Information is believed to be reliable but not guaranteed.