

# \$997,900 - 103, 828 6 Street, Canmore

MLS® #A2211402

**\$997,900**

4 Bedroom, 2.00 Bathroom, 1,580 sqft

Residential on 0.00 Acres

South Canmore, Canmore, Alberta

Welcome to a bright and spacious 4bed/2bath townhome offering incredible views, thoughtful layout, and the perfect blend of comfort and convenience. With a location that's hard to beat as its just a short walk to downtown Canmore, parks, and the Bow River trails. The main floor has a great flow, connecting the kitchen, dining, and living areas. A cozy fireplace in the living room makes it the perfect spot to unwind on cooler nights. Step out onto your private deck and take in the uninterrupted mountain views. Upstairs, you'll find three bedrooms, including the primary with a 4-piece ensuite and convenient upstairs laundry. The lower level includes the fourth bedroom—ideal for guests, a home office, or extra living space. Enjoy your convenient attached garage plus exterior driveway parking—plenty of room for vehicles and gear. With easy access to both nature and all the amenities of downtown Canmore, this home is the perfect base for mountain living.

Built in 2001

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2211402  |
| Price      | \$997,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,580         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 103, 828 6 Street      |
| Subdivision | South Canmore          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W2E2                 |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters   |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Raised Hearth                                   |
| Basement          | None  |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Views                     |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 8                |
| Zoning         | R4               |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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