

\$1,399,000 - 4, 511 6th Avenue, Canmore

MLS® #A2169231

\$1,399,000

3 Bedroom, 4.00 Bathroom, 1,698 sqft
Residential on 0.04 Acres

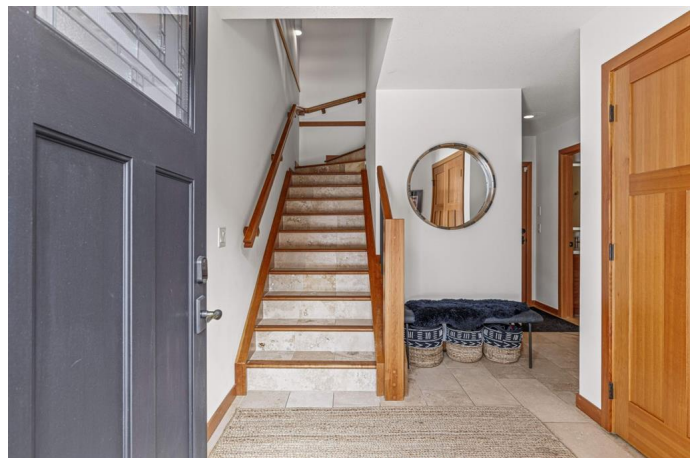
South Canmore, Canmore, Alberta

Discover your perfect mountain home! This beautifully renovated 3-bedroom, 3.5-bathroom townhome offers the perfect blend of mountain modern elegance, design and comfort in a quiet location, in one of the most sought-after neighbourhoods in Canmore. The extraordinary condition of this property is sure to impress - with upscale finishes and high-end appliances throughout, every detail has been carefully crafted for enjoyment.

On the main living level, youâ€™ll be greeted by an open-concept living space bathed in natural light, showcasing elegant hardwood floors, wood beams and a gorgeous Rundle stone fireplace. Step out from your living space to a sunny deck with fantastic mountain views. The gorgeous kitchen is both functional and a treat to entertain in. Features include Italian porcelain countertops & backsplash, top-of-the-line stainless steel appliances, including a Fisher & Paykel induction range & Double Dishdrawer dishwasher, a new integrated hood vent with custom cover and sleek, LED-lit floating shelves.

Another great perk of this home is having two primary-style bedrooms on the upper level, each with their own ensuites. The larger primary bedroom offers picture perfect views of the Three Sisters and a spacious, upgraded ensuite. Conveniently, the laundry area is also on this level and offers organizers for linens & supplies.

The entry level has a third bedroom which



functions well as a home office, & is outfitted for convenience with an Italian designed Murphy bed. Also on this level is another full bath. All bathrooms have been updated with new LED mirrors, new porcelain sinks & Italian porcelain countertops. The owners have also added motorized Hunter Douglas blinds in the great room, kitchen & primary bedroom. With the river paths just a few blocks away in one direction, & Main Street a few blocks in the other, this property offers the ultimate blend of convenience & tranquility - and provides the perfect lock and leave lifestyle!

Built in 2016

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2169231 |
| Price | \$1,399,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,698 |
| Acres | 0.04 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4, 511 6th Avenue |
| Subdivision | South Canmore |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 0K9 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Beamed Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s) |
| Appliances | Dishwasher, Dryer, Induction Cooktop, Microwave, Oven, Refrigerator, Range Hood, Washer, Window Coverings |
| Heating | Forced Air, In Floor, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line, Private Entrance |
| Lot Description | Low Maintenance Landscape, Level |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete, Slab |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 27th, 2024 |
| Days on Market | 207 |
| Zoning | Multi |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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