

# \$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

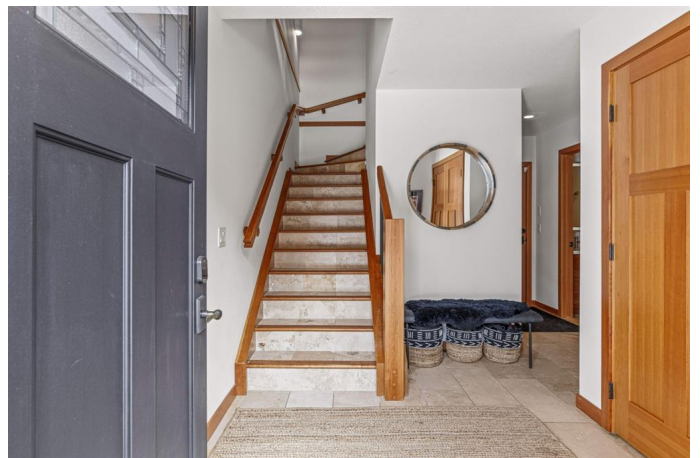
South Canmore, Canmore, Alberta

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

### Exterior

Exterior Features	Private Entrance, BBQ gas line
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	220
Zoning	Multi

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.