

# \$3,150,000 - 805 2nd Street, Canmore

MLS® #A2188482

**\$3,150,000**

4 Bedroom, 3.00 Bathroom, 1,861 sqft  
Residential on 0.10 Acres

South Canmore, Canmore, Alberta

Riverfront Upscale Home in Canmore. Set along the banks of the Bow River in Canmore, this gracefully designed home offers unparalleled privacy and breathtaking views of the mountains, river, and woods. The unique, curved architecture blends seamlessly with the natural surroundings, while the bright, open great room offers panoramic vistas to the east, south, west and even straight up to the sky with a picturesque conical skylight above. Family and friends can cozy up to the crackling of the wood burning fireplace after a day on the slopes, or gazing at the summer star filled sky from the roof top deck. With no other homes in sight, this property offers a feeling of seclusion, yet is only a 5-minute walk to downtown Canmore's shops and dining. Every detail in this home, from the high-end finishes to thoughtfully designed spaces, creates the perfect blend of utility and comfort. This rare riverfront gem is the perfect retreat for those seeking both tranquility and proximity to the vibrant heart of Canmore. Now is the time to schedule a private viewing.

Built in 1989

## Essential Information

MLS® #	A2188482
Price	\$3,150,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,861
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	805 2nd Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2K3

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad, Interlocking Driveway
Waterfront	River Front, See Remarks

### **Interior**

Interior Features	Built-in Features, High Ceilings, Open Floorplan, See Remarks, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Natural Woodwork
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Gas Oven
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Storage
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Lot Description	Corner Lot, Pie Shaped Lot, See Remarks, Views
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 18th, 2025
Days on Market	53
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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