



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**713B 4th Street**  
**Canmore, Alberta**

**MLS # A2285764**



**\$2,096,850**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,905 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Experience elevated living in the heart of South Canmore with this brand new 4-plex, thoughtfully crafted by the renowned Allweather Builders. Combining modern luxury with timeless craftsmanship, this home showcases stunning mountain views and an unbeatable central location—just steps to trails, shops, and restaurants. Spanning three levels, the residence offers 4 spacious bedrooms, 4 baths and the convenience of a private elevator. The open-concept living space is filled with natural light, featuring premium finishes, a sleek gourmet kitchen, and seamless flow to the outdoor patio where you can take in breathtaking surroundings. The attached garage provides ample storage and parking. Don't miss the opportunity to make this mountain home your own. Property is under construction, projected completion Q4 2026.