

# \$3,138,332 - A, 634 7th Street, Canmore

MLS® #A2214928

**\$3,138,332**

5 Bedroom, 5.00 Bathroom, 2,622 sqft

Residential on 0.06 Acres

South Canmore, Canmore, Alberta

Welcome to your dream mountain retreat in the heart of Canmore, Alberta—where luxury meets nature. This stunning front/back duplex-style home offers the privacy and feel of a single-family residence, with the added convenience of low-maintenance living. Spring Bank Creek begins on this property, offering rare waterfront tranquility with soothing sounds and serene views right from your doorstep. Ideally located just steps from Main Street, you'll enjoy effortless access to Canmore's vibrant shopping, dining, and outdoor amenities, all while being surrounded by the breathtaking beauty of the Rockies. This newly built 4-bedroom, 4-bathroom home is a showcase of designer craftsmanship. Hand-selected finishes include tongue-and-groove ceilings, premium "Lux" windows, and high-end appliances by Jennair and Miele, ensuring both elegance and performance in the kitchen. A separate 1-bedroom, 1-bathroom ADU suite features full-size appliances and its own private balcony, making it ideal for rental income, extended family, or a dedicated guest or workspace. Take in the surrounding beauty from your spacious 500 sqft rooftop patio, complete with stunning views of the creek and mountains, or relax on one of three additional balconies, offering seamless indoor-outdoor living. The double attached garage provides generous space for parking and gear storage—perfect for all your mountain adventures. Whether you're curling up by the



fire after a day outdoors or sipping your morning coffee to the sound of flowing water, this exceptional property delivers the ultimate Canmore lifestyle.

Built in 2026

**Essential Information**

MLS® #	A2214928
Price	\$3,138,332
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,622
Acres	0.06
Year Built	2026
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Back Split
Status	Active

**Community Information**

Address	A, 634 7th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2C6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

	Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Views
Roof	Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	88
Zoning	R2

## Listing Details

Listing Office	CENTURY 21 NORDIC 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.