

# \$847,900 - 4, 833 7th Street, Canmore

MLS® #A2238217

**\$847,900**

2 Bedroom, 2.00 Bathroom, 1,266 sqft

Residential on 0.15 Acres

South Canmore, Canmore, Alberta

A beautifully maintained 2 bed, 2 bath fourplex, just steps from Canmore's vibrant Main Street and the Bow River. This south-facing home offers the perfect blend of tranquility and convenience. The upper level showcases an open-concept floorplan with soaring vaulted ceilings and large windows that flood the space with natural light. Relax in the spacious living room with a cozy gas fireplace or step out onto the expansive deck to enjoy the mountain views with your morning coffee or night cap. The kitchen features a raised eating bar, pine cabinetry, lots of counter space and pantry, A cozy dining area and half bath finish off the upper level. On the entry level, you'll find a well-appointed primary bedroom, a second bedroom, a full bath combined with laundry, and two large storage areas—ideal for storing all your mountain toys. Recent updates include brand-new carpet and fresh paint throughout. Whether you're looking for a full-time residence, weekend retreat, or investment property, this home delivers comfort, charm, and an unbeatable location. Don't miss this rare opportunity in the heart of Canmore!

Built in 2001

## Essential Information

MLS® # A2238217

Price \$847,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,266         |
| Acres          | 0.15          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4, 833 7th Street      |
| Subdivision | South Canmore          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W2C4                 |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 1                           |
| Parking        | Assigned, Off Street, Stall |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, High Ceilings, Open Floorplan, Pantry, Master Downstairs, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings                                  |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                   |
| Basement          | None                                                                                                             |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
|-------------------|------------------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Few Trees, Front Yard, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                                  |
| Construction    | Concrete, Stone, Wood Siding                     |
| Foundation      | Poured Concrete                                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 25             |
| Zoning         | R4             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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