

# \$4,678,500 - 930 9 Street, Canmore

MLS® #A2190010

**\$4,678,500**

8 Bedroom, 7.00 Bathroom, 5,722 sqft

Single Family on 0.18 Acres

Town Centre\_Canmore, Canmore, Alberta

This remarkable multigenerational executive home is a masterpiece of construction and design, featuring superior elements that significantly exceed building codes. The triple-paned windows reduce heat loss by approximately 50% compared to double-paned windows, contributing to energy efficiency and passive solar benefits. The staggered stud construction ensures no thermal transfer, maintaining a consistent interior temperature throughout the seasons. The home's infrastructure includes concrete, steel, and wood framing, with a solid concrete foundation reinforced by steel beams, preventing settling and structural squeaks. Most of the main floor walls are non-load bearing, allowing for easy removal to create a spacious, open floor plan tailored to your preferences. Fire safety is paramount, with a concrete core firewall between the main house and the legal secondary suite. Low VOC paints and glues have been used throughout, and in-floor heating extends across the main and lower floors and garage. Appliances include Sub Zero, Viking, Asko, Thermador, Miele and more. The exterior features locally quarried Rundle Rock, and all decks, except for a few, are concrete with snow melt systems installed. This home is prepped for solar energy, with a 200-amp panel suited for EVs and solar installations, and it offers potential rental income that offsets operating costs and allows owners to remain compliant with incoming Canmore property tax exemptions. Additionally,



a rooftop forest fire suppression system is in place, enhancing the safety and resilience of this exceptional property. (id:6289)

Built in 2018

**Essential Information**

Listing #	A2190010
Price	\$4,678,500
Bedrooms	8
Bathrooms	7.00
Half Baths	1
Square Footage	5,722
Acres	0.18
Year Built	2018
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	930 9 Street
Subdivision	Town Centre_Canmore
City	Canmore
Province	Alberta
Postal Code	T1W1Z8

**Amenities**

Amenities	Park, Recreation Nearby, Schools, Shopping
Features	Other, Back lane, French door, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Stove, Range, Oven, Dryer, Microwave, Garburator, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air, Other, In Floor Heating

Cooling	Fully air conditioned
Fireplace	Yes
# of Fireplaces	3
# of Stories	3
Has Basement	Yes
Basement	Separate entrance, Walk-up

## Exterior

Exterior	Stone, Stucco
Exterior Features	Garden Area, Landscaped
Construction	ICF Block
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Alpine Realty



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