

# \$3,097,500 - 723 3rd Street, Canmore

MLS® #A2253297

**\$3,097,500**

5 Bedroom, 4.00 Bathroom, 3,015 sqft

Single Family on 0.08 Acres

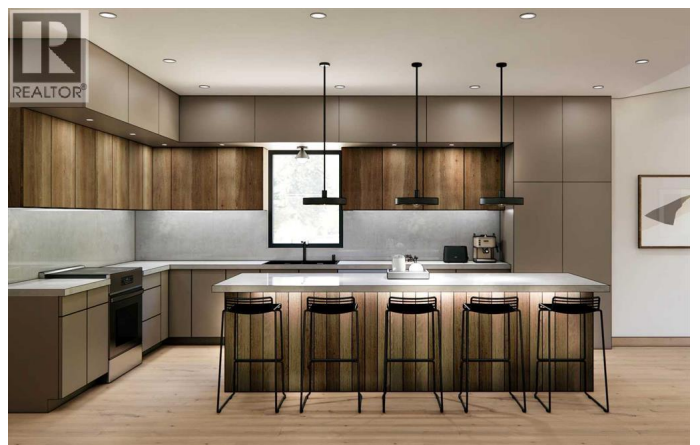
South Canmore, Canmore, Alberta

Experience modern mountain living in this brand new stunning 5-bedroom, 5-bathroom duplex, perfectly situated in the heart of South Canmore. Built by the renowned Lakusta Homes, this architectural gem features a sleek shed roof design and a thoughtfully crafted floor plan, offering both style and functionality. With a legal suite featuring a private entrance, it's ideal for generating rental income or accommodating extended family. The heated double car garage provides convenience and comfort, especially during chilly mountain mornings. Designed for easy accessibility, the main floor offers one-level living, while the south-facing orientation ensures year-round natural light and breathtaking mountain views. Located just steps from the Bow River and scenic walking trails, this exceptional home combines modern design with mountain charm, offering the perfect retreat in one of Canmore's most desirable neighborhoods. (id:6289)

Built in 2025

## Essential Information

Listings #	A2253297
Price	\$3,097,500
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,015



Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	723 3rd Street
Subdivision	South Canmore
City	Canmore
Province	Alberta
Postal Code	T1W2J1

### Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	5
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave Range Hood Combo, Oven - Built-In, Garage door opener
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Metal, Stone, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX Alpine Realty
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Listing information last updated on October 13th, 2025 at 1:16am CDT