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

MLS® #A2253297

\$3,097,500

5 Bedroom, 4.00 Bathroom, 3,015 sqft Residential 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.

Built in 2025

Essential Information

MLS® # A2253297 Price \$3,097,500

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 3,015







Acres 0.08 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 and Half Storey

Status Active

Community Information

Address 723 3rd Street
Subdivision South Canmore

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2J1

Amenities

Parking Spaces 5

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted

Ceiling(s), Beamed Ceilings

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement See Remarks

Exterior

Exterior Features Balcony, Private Entrance

Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt

Construction Metal Siding, Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 2nd, 2025

Days on Market 58
Zoning R2

Listing Details

Listing Office RE/MAX Alpine Realty

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