

\$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	39
Zoning	R2

Listing Details

Listing Office	RE/MAX Alpine Realty
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.