

# \$2,490,000 - 514 5th Avenue, Canmore

MLS® #A2258143

**\$2,490,000**

4 Bedroom, 4.00 Bathroom, 2,742 sqft

Residential on 0.07 Acres

South Canmore, Canmore, Alberta

Perfectly positioned in South Canmore, this contemporary 4-bedroom, 4-bathroom duplex property combines timeless craftsmanship with a modern mountain aesthetic, offering refined design and everyday functionality in an exceptional location.

From the moment you enter, every detail reflects quality. Site-finished white oak flooring, custom solid oak, open-riser stairs, and soaring clear fir vaulted ceilings set a warm and sophisticated tone.

At the heart of the main level is a custom walnut kitchen designed for both daily living and entertaining. A spacious granite island anchors the space, while top-tier Sub-Zero and Wolf appliances, including a Sub-Zero wine and beverage fridge, Wolf induction cooktop, wall oven, and steam oven make this a chef's dream. Practical luxury is everywhere: an Everhot water tap for instant tea, a Kinetico soft water and filtration system, a discreet built-in Hailo step ladder tucked into the base cabinetry, and thoughtful storage solutions that elevate functionality without compromising beauty.

The dining area, framed by vaulted ceilings and large windows, feels open yet intimate, while the great room showcases a modern concrete gas fireplace and floor-to-ceiling windows that frame the mountains perfectly. Step outside onto the expansive deck, perfect



for morning coffee, evening wine, or hosting guests against a backdrop of mountain views.

The home features two beautiful and spacious primary retreats. The main floor suite is filled with natural light and has a stylish walk-in closet. It also offers a spa-inspired ensuite with dual sinks, a steam shower, heated towel bar, and a Toto toilet with bidet seat. Head up the stunning, open riser stairs to the second primary suite which offers a similar luxurious ensuite, with the addition of a deep soaker tub.

On the ground level, a cozy family room offers the ideal spot for movie nights or game days, while a bright home office makes working from home effortless. A well-designed laundry room with abundant cabinetry, counter space, and a drying cabinet ensures that even chores feel streamlined. Completing this level are a fourth bedroom, a fourth full bath, and an epoxy-finished, heated double garage with ample space for all your mountain gear.

Additional features such as new air conditioning, Vacuflow, and thoughtful built-ins throughout the home further enhance comfort and convenience. And outside your door, South Canmore's best amenities await...Main Street, Spring Creek, Bridgette Bar and vibrant local cafés and shops are all just a short stroll away.

Built in 2014

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2258143    |
| Price      | \$2,490,000 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 4           |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,742                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 514 5th Avenue         |
| Subdivision | South Canmore          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W3M5                 |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Driveway, Heated Garage |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)                                  |
| Appliances        | Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garburator, Induction Cooktop, Oven-Built-In, Washer, Water Softener, Window Coverings, Wine Refrigerator, Water Distiller |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Great Room, Mantle                                                                                                                                                                                                        |
| Basement          | None                                                                                                                                                                                                                           |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Balcony                                        |
| Lot Description   | Corner Lot, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                |

|              |                       |
|--------------|-----------------------|
| Construction | Wood Frame            |
| Foundation   | Poured Concrete, Slab |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 31                   |
| 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.