

# \$1,745,000 - 16, 100 Prospect Heights, Canmore

MLS® #A2242008

**\$1,745,000**

4 Bedroom, 4.00 Bathroom, 2,518 sqft

Residential on 0.05 Acres

Prospect, Canmore, Alberta

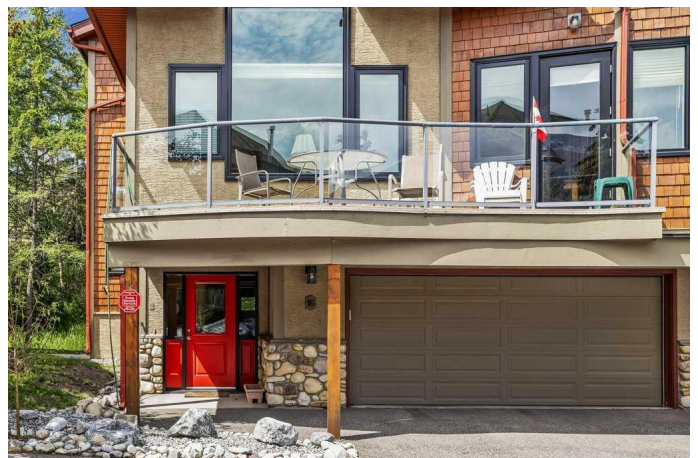
These coveted, spacious Creekside units rarely come for sale. Tucked into an upscale enclave, it offers the perfect blend of tranquility and convenience: close enough to walk to downtown, yet peacefully removed from the bustle of Main Street. Outstanding views from the bright, east-facing deck overlooking the creek, park, and nearby walking and biking trails—plus peekaboo views of the Bow River. Inside, soaring ceilings and huge windows let the light stream in. Impressively large rooms are a rare find in today's market. This home features bedrooms and full bathrooms on every level, ideal for extended family, guests, or multi-generational living. Recent upgrades include new windows and doors, along with central A/C to keep things cool on warm summer days. The complex has installed rooftop sprinklers—an added layer of safety and peace of mind. A double attached garage completes the package. This is the best of all locations, a short jaunt downhill to town, parks, playgrounds, and the Bow River pathway; or turn uphill to Quarry Lake, the Nordic Centre, and easy access out of town via Three Sisters Parkway. Don't miss your chance to own in one of the most desirable communities in town!

Built in 1998

## Essential Information

MLS® #

A2242008



|                |                                 |
|----------------|---------------------------------|
| Price          | \$1,745,000                     |
| Bedrooms       | 4                               |
| Bathrooms      | 4.00                            |
| Full Baths     | 3                               |
| Half Baths     | 1                               |
| Square Footage | 2,518                           |
| Acres          | 0.05                            |
| Year Built     | 1998                            |
| Type           | Residential                     |
| Sub-Type       | Semi Detached                   |
| Style          | Side by Side, 2 and Half Storey |
| Status         | Active                          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 16, 100 Prospect Heights |
| Subdivision | Prospect                 |
| City        | Canmore                  |
| County      | Bighorn No. 8, M.D. of   |
| Province    | Alberta                  |
| Postal Code | T1W 2X8                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)           |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | Central Air                                                                      |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas                                                                              |
| Basement          | None                                                                             |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Other    |
| Lot Description   | Landscaped, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame        |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 11              |
| Zoning         | R3              |

**Listing Details**

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

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