

# \$1,675,000 - 2 Larch Close, Canmore

MLS® #A2256509

**\$1,675,000**

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.16 Acres

Larch, Canmore, Alberta

Bright & Sunny Home on a Quiet Lot â€“ Steps from Downtown! Welcome to this charming and sun-filled home nestled in the sought-after Larch neighbourhood. Perfectly positioned just a short stroll to downtown, the Bow River and the Canmore Golf Course. The main floor offers a warm and inviting layout featuring a bright kitchen, open dining area and cozy living room with a classic wood-burning fireplace â€” all accented by oak hardwood floors. With three generous bedrooms and two full bathrooms on this level, thereâ€™s plenty of space for family or guests. The fully finished lower level expands the living space with an additional bedroom, full bathroom and large family room plus a separate recreation area. Step outside and enjoy the expansive deck, perfect for entertaining, and a fully fenced backyard. The attached garage and ample storage throughout complete the package. Soak in the stunning mountain views from both the front and back of the home and enjoy the serenity of one of Canmoreâ€™s most established neighbourhoods.

Built in 1990

## Essential Information

MLS® #	A2256509
Price	\$1,675,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,276
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2 Larch Close
Subdivision	Larch
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1W3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Many Trees, Private, Views
Roof	Asphalt Shingle
Construction	Other, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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