

# \$1,799,000 - 1106 Larch Place, Canmore

MLS® #A2263423

**\$1,799,000**

4 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.15 Acres

Larch, Canmore, Alberta

Fully renovated home on a quiet lot â€“ steps from downtown. Beautifully updated home located in Canmoreâ€™s Larch neighbourhood. Set on a quiet lot with no rear neighbours, this property offers privacy and tranquilityâ€”just a short walk to downtown and the Bow River. With 1,936 sq ft of fully renovated living space, the home combines modern comfort with timeless mountain charm. The bright and open main floor features a thoughtfully designed kitchen, spacious dining area, and a cozy living room centered around a floor-to-ceiling natural stone gas fireplace. Three spacious bedrooms and two full bathrooms on the main level provide ample room for family or guests. The fully finished lower level adds even more space, with a large family room, fourth bedroom and third bath. Step outside to an expansive deck and fully fenced backyardâ€”perfect for soaking in the mountain air. The oversized heated double garage offers plenty of storage and recent upgrades including a high-efficiency furnace and new windows enhance year-round comfort and energy savings. Enjoy panoramic mountain views from both the front and back of the home, and experience the peaceful atmosphere of one of Canmoreâ€™s most established and beloved neighbourhoods.

Built in 1980

## Essential Information



MLS® #	A2263423
Price	\$1,799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,295
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1106 Larch Place
Subdivision	Larch
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1S8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 9th, 2025
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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