

**533 1st Street**  
**Canmore, Alberta**

**MLS # A2312770**



**\$3,980,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	4,015 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	None		

A truly distinctive Canmore character home in one of the most memorable settings in town. Located at 533 1st Street, this Victorian-inspired residence sits directly beside and backs onto Millennium Park, offering open green space behind the property and unobstructed views of the iconic Three Sisters. From the rear deck, yard, principal rooms, upper bedrooms, and multiple view-facing windows, the mountain backdrop is a defining feature of the home. The exterior stands out with timeless curb appeal, turret-style architecture, cedar accents, detailed gables, mature trees, front drive, and attached garage. Inside, the home is rich with warmth, personality, and craftsmanship. Hardwood floors, French doors, stained glass accents, ornate woodwork, chandeliers, detailed trim, and a grand staircase create a sense of character rarely found in newer homes. The main level offers inviting living and dining areas, a bright kitchen with island seating, and generous windows that bring in natural light while framing the surrounding park and mountain views. The upper levels provide flexible living space with multiple bedrooms, sitting areas, office or studio options, and view-filled rooms that make the most of the home's exceptional location. The primary bedroom connects to a charming sunroom with skylights, a fireplace, and beautiful mountain views — a rare private retreat within the home. Several additional spaces offer the charm of a classic mountain residence, with unique architectural details, cozy nooks, and a layout that feels both spacious and full of character. Outdoors, the rear deck opens toward Millennium Park and the Three Sisters, creating a rare connection between private outdoor living and one of Canmore's most scenic recreation areas. The yard features mature landscaping, stone pathways, a garden pond, and room to

enjoy the mountain setting year-round. This is not a cookie-cutter Canmore property. It is a warm, custom built home with architectural presence, park-side privacy, and some of the most dramatic mountain views in the Bow Valley &mdash; all within close reach of downtown Canmore, trails, recreation amenities, and world-class mountain adventure.