# \$2,199,999 - 1001 9 Avenue, Canmore

MLS® #A2207341

### \$2,199,999

4 Bedroom, 2.00 Bathroom, 1,197 sqft Residential on 0.15 Acres

Lions Park, Canmore, Alberta

Nestled in a quiet neighborhood in Canmore, this inviting 4-bedroom, 2-bathroom single-family home offers breathtaking views of Rundle Mountain and the surrounding peaks. Large windows fill the home with natural light, creating a warm and welcoming atmosphere. The main level features a spacious living area, perfect for relaxing while taking in the mountain scenery. A well-equipped kitchen and comfortable bedrooms make this home ideal for families or those looking for a peaceful retreat. The fully finished basement includes a separate kitchen, offering added convenience for guests.

Step outside to enjoy a fenced backyardâ€"great for entertaining or unwinding after a day of adventure. With a parking pad for up to four vehicles, you'II have ample space for visitors. Located just a short walk from downtown Canmore, you'II have easy access to shops, restaurants, and trails while still enjoying the tranquility of mountain living. A rare opportunity in one of Canmore's most desirable areasâ€"don't miss out!







Built in 1979

#### **Essential Information**

MLS® # A2207341 Price \$2,199,999

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,197

Acres 0.15 Year Built 1979

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 1001 9 Avenue

Subdivision Lions Park
City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W1Z5

#### **Amenities**

Parking Spaces 4

Parking Parking Pad

#### Interior

Interior Features High Ceilings, Laminate Counters, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Range Hood,

Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Yard, Front Yard, Views

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 22

Zoning R1

# **Listing Details**

Listing Office CENTURY 21 NORDIC REALTY

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