

\$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

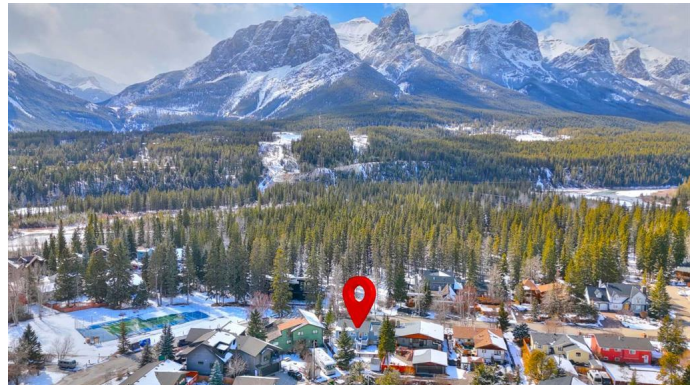
Lions Park, Canmore, Alberta

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 backyard—great for entertaining or unwinding after a day of adventure. With a parking pad for up to four vehicles, you’ll have ample space for visitors. Located just a short walk from downtown Canmore, you’ll 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 areas—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 | 20 |
| Zoning | R1 |

Listing Details

Listing Office CENTURY 21 NORDIC REALTY

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