

# \$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

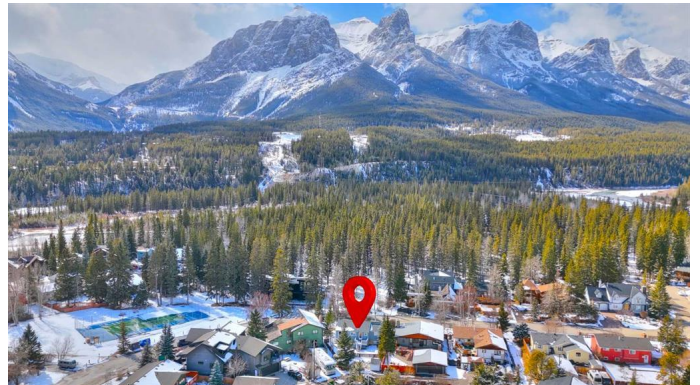
Lions Park, Canmore, Alberta

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	40
Zoning	R1

**Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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