

\$2,100,000 - 1001 9 Avenue, Canmore

MLS® #A2207341

\$2,100,000

4 Bedroom, 2.00 Bathroom, 1,197 sqft
Single Family on 0.15 Acres

Lions Park, Canmore, Alberta

Situated in the highly coveted Lions Park neighbourhood, this property offers an extraordinary combination of location, setting, and potential. Just a 2-minute walk from downtown Canmore, this 50x132 ft R1 lot faces directly onto forested trails and is steps from the Bow River, Main Street, and the scenic pathway network. The flat, treed lot is graced with mature evergreens, wide open skies, and commanding mountain views – including stunning sightlines to Grotto, Lady Macdonald, and Mount Rundle. The existing 4-bedroom bungalow features classic Canmore charm with a bright, open main floor, natural light from large picture windows, and warm-toned hardwood flooring throughout the main living areas. The front living room showcases mountain vistas, while the rear kitchen and dining area enjoy a peaceful forested backdrop. Downstairs, the lower level offers excellent ceiling height, a spacious rec area, additional bedrooms, laundry space, and storage – presenting strong suite or renovation potential. The yard is a standout – both front and back offer exceptional usable space with mature landscaping, privacy, and mountain ambiance. Rear lane parking and front driveway parking provide versatility, and there’s ample room for garage development, garden expansion, or outdoor living additions. The home is located by forested trail corridor, connecting you quickly to Riverside Park, Lion’s Park greenspace, and the Bow River. Opportunities like this are



rare â€” a large, usable lot in a serene yet central location with direct access to Canmoreâ€™s natural and urban amenities. Whether youâ€™re looking to build your dream home, hold for future redevelopment, or enjoy the existing home as a weekend retreat or full-time residence, this property delivers outstanding value. Flexible development potential, subject to municipal approval, complete the package. (id:6289)

Built in 1979

Essential Information

Listing #	A2207341
Price	\$2,100,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,197
Acres	0.15
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1001 9 Avenue
Subdivision	Lions Park
City	Canmore
Province	Alberta
Postal Code	T1W1Z5

Amenities

Amenities	Golf Course, Park, Playground, Schools
Parking Spaces	4
Parking	Parking Pad
View	View

Interior

Appliances	Range - Electric, Dishwasher, Stove, Microwave Range Hood Combo, Hood Fan, Window Coverings, Washer/Dryer Stack-Up
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Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 NORDIC REALTY



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