

# \$1,725,000 - 1117 15th Street, Canmore

MLS® #A2263207

**\$1,725,000**

3 Bedroom, 2.00 Bathroom, 1,159 sqft

Single Family on 0.16 Acres

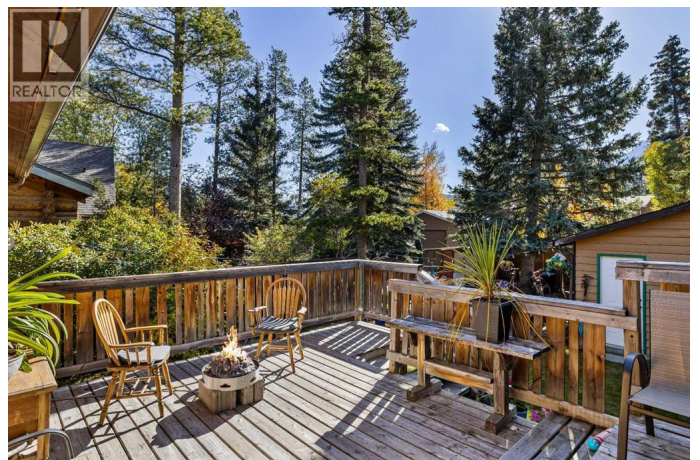
Lions Park, Canmore, Alberta

A charming 3-bedroom, 2-bathroom single-family home nestled in the highly sought-after Lions Park neighborhood of Canmore. This 2,195 sq. ft. residence is filled with timeless mountain character and warmth. The inviting interior features wood-paneled cathedral ceilings and an open-concept layout that perfectly blends comfort and functionality. The spacious living and dining areas are ideal for entertaining or relaxing while enjoying breathtaking mountain views. Each bedroom is generously sized, offering comfort and flexibility for family or guests. Outside, you'll find a fenced yard and private back deck, creating a peaceful retreat to take in the mountain air. A double detached garage and large storage shed provide ample space for vehicles, tools, and mountain gear. The basement offers excellent potential for a legal suite, making it ideal for added income or extended family living. Perfectly situated just steps from parks, schools, downtown Canmore, and an extensive network of hiking and biking trails, this home offers the perfect balance of charm, character, and convenience in one of Canmore's most desirable neighborhoods. (id:6289)

Built in 1975

## Essential Information

Listing #	A2263207
Price	\$1,725,000



Bedrooms	3
Bathrooms	2.00
Square Footage	1,159
Acres	0.16
Year Built	1975
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	1117 15th Street
Subdivision	Lions Park
City	Canmore
Province	Alberta
Postal Code	T1W1V1

### Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Parking Spaces	2
Parking	Detached Garage
# of Garages	2
View	View

### Interior

Appliances	Refrigerator, Oven - gas, Dishwasher, Stove, Oven, Dryer, Microwave, Washer/Dryer Stack-Up
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk-up

### Exterior

Exterior	Wood siding
Exterior Features	Garden Area
Foundation	Poured Concrete

### Listing Details

Listing Office

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