

# \$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

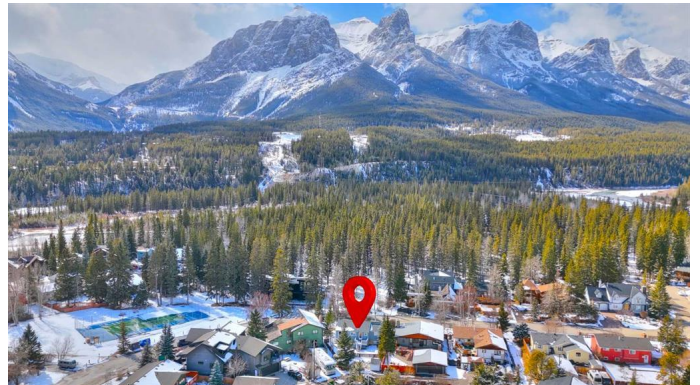
Lions Park, Canmore, Alberta

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 | 28              |
| Zoning         | R1              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.