

1001 9th Avenue  
Canmore, Alberta

MLS # A2308814



## \$1,975,000

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** NA

A charming single-family home located in the highly sought-after Lions Park. With over 2,300 sqft of living space, this 4-bedroom, 2-bath home offers a functional layout, picturesque views of Grotto and Lady Mac, and generously sized rooms filled with natural light. The main level features a bright living room, kitchen, and three spacious bedrooms, while the lower level includes an additional bedroom, a large family/recreation room, and a second kitchen—ideal for guests, multi-generational living, or suite potential. Situated on a 6,650 sqft lot, the property offers plenty of outdoor space to relax or expand. Enjoy direct access to nearby forested trails and the Bow River pathway, all just minutes from downtown Canmore's shops, dining, and amenities. A rare opportunity to own in one of Canmore's most desirable neighborhoods.