

# \$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

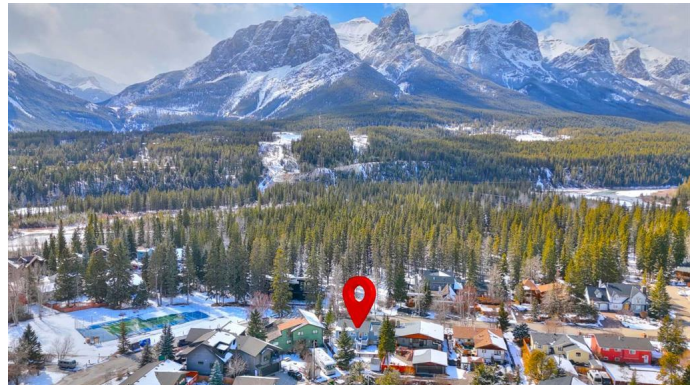
Lions Park, Canmore, Alberta

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	22
Zoning	R1

## **Listing Details**

Listing Office           CENTURY 21 NORDIC REALTY

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.