\$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

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 â€" 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 â€" presenting strong suite or renovation potential.

The yard is a standout â€" 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 Canmore's natural and urban amenities. Whether you'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.

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

Parking Pad **Parking**

Interior

Interior Features High Ceilings, Vaulted Ceiling(s), Laminate Counters

Dishwasher, Electric Range, Range Hood, Washer/Dryer, Washer/Dryer **Appliances**

Stacked, Window Coverings, Microwave Hood Fan, Stove(s)

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 Private Yard, Other

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 125 R1

Zoning

Listing Details

CENTURY 21 NORDIC REALTY Listing Office

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.