

\$2,199,999 - 1001 9 Avenue, Canmore

MLS® #A2207341

\$2,199,999

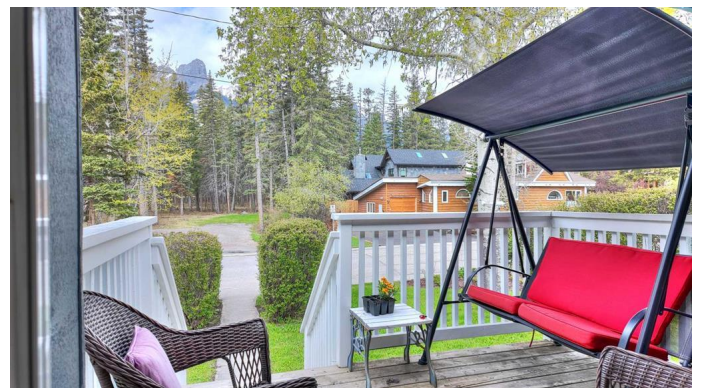
4 Bedroom, 2.00 Bathroom, 1,197 sqft
Residential on 0.15 Acres

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 – 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 – presenting strong suite or renovation potential.

The yard is a standout – 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, Lionâ€™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 Canmoreâ€™s natural and urban amenities. Whether youâ€™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 4
Parking Parking Pad

Interior

Interior Features High Ceilings, Vaulted Ceiling(s), Laminate Counters
Appliances Dishwasher, Electric Range, Range Hood, Washer/Dryer, Washer/Dryer 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 128
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.