

# \$1,795,000 - 1013 15th Street, Canmore

MLS® #A2224738

**\$1,795,000**

5 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.15 Acres

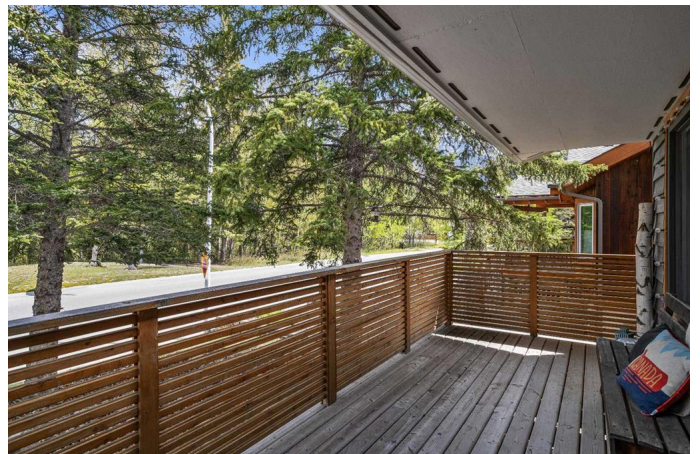
Lions Park, Canmore, Alberta

Priced to sell, this is a classic raised bungalow with five bedrooms in an ideal location with south exposure and breathtaking panoramic mountain views! The open renovated interior is both warm and inviting and with ample front and rear deck space and private yard, perfect for entertaining and outdoor living. The lower level is fully developed with a spacious family room, office space, two bedrooms, 3-piece bathroom, laundry room, and loads of storage. There is plenty of room off the back lane for parking, and for a future double garage addition or even a carriage house. Locals covet this fantastic location across from Lions Park with playground, soccer field, and tennis courts and it has excellent walkability, nestled between the downtown, the shopping district, Canmore Golf and Curling Club, and the High School. This home is a must see with quick possession possible!

Built in 1977

## Essential Information

MLS® #	A2224738
Price	\$1,795,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	0.15
Year Built	1977



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1013 15th Street
Subdivision	Lions Park
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1V3

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Alley Access, Off Street, Gravel Driveway

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Wood Counters
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Refrigerator, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Glass Doors, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, Sloped, Treed, Views
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	23
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Alpine Realty
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