



**GRASSROOTS**  
REALTY GROUP

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1230 16 Street  
Canmore, Alberta

MLS # A2216995



**\$1,725,000**

Division:	Lions Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,234 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: n/a

First time to market - A charming alpine-style home in the best of locations. This warm and inviting raised bungalow offers a new owner the chance to live on a quiet street in the popular Lion's Park neighbourhood. The vaulted ceilings, raked windows, and open plan offer beautiful views to the south. Two bedrooms and two full baths on the main floor, with a huge partially developed lower level with third bath. A large detached garage is located off the alley and still allows for a generous back yard area. Locals love this neighbourhood for the walkability, the proximity to parks, playgrounds, rink, golf course, and a lovely flat walk to town - The Bow River pathway system is just a stone's throw away. There are some great bones here, ready for a new owner to update to their taste, or use it as-is while designing your dream home.