



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1226 16 Street
Canmore, Alberta

MLS # A2243238



\$1,625,000

Division:	Lions Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,479 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Views		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: dishwasher does not work

This charming home offers a new owner a quiet street in one of the best locations - a flat walk to downtown and just a stone's throw from the Bow River pathway system and the Lion's Park playground and tennis courts, as well as the golf course, rec center, and outdoor rink. Be sure to look up, the views from this area are outstanding. A large detached garage is located off the alley and still allows for a generous back yard area. There are some good retro bones here, ready for a new owner to update to their taste, or use it as-is while designing your dream home.