



GRASSROOTS
REALTY GROUP

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9, 241 Benchlands Terrace
Canmore, Alberta

MLS # A2244424



\$1,150,000

Division:	Benchlands		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 505
Basement:	Partial, Walk-Up To Grade	LLD:	-
Exterior:	Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, See Remarks		

Inclusions: None

Welcome to sunshine, space, and spectacular mountain views in one of Canmore's most beloved neighbourhoods. This bright and beautifully updated 3-bedroom + rec room, 1.5-bath end-unit townhouse offers a thoughtfully, contemporary designed 1,570 sqft of finished space. Enjoy panoramic views of the iconic Three Sisters from your sunny, south-facing corner unit, nestled on a quiet street just steps from walking paths, wooded trails, and Elizabeth Rummel School. Recent upgrades include fresh paint throughout (including ceilings), new carpet, solid surface countertops, modern light fixtures, and updated appliances—making this home truly move-in ready. The open-concept main floor features large windows and a cozy wood fireplace, with light pouring in even through the stairwell. Upstairs, you'll find three spacious bedrooms and a full bathroom—an ideal setup for families, guests, or a home office. The lower-level rec room offers versatility as a fourth bedroom, office, or media space, with a separate entrance and the option to add a third bathroom. An oversized single-car garage plus additional secure storage off the rec room means there's ample room for all your mountain gear—from bikes to canoes and everything in between. Located in Elk Pointe, a quiet, well-managed complex with a healthy reserve fund, this home offers the perfect blend of lifestyle, value, and location. Reach out today to book your private showing—mountain living starts here.