



GRASSROOTS
REALTY GROUP

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**1001 9th Avenue
Canmore, Alberta**

MLS # A2275121

\$1,975,000



Division:	Lions Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,203 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings

Inclusions: NA

A charming single-family home located in the highly sought-after Lions Park. With over 2,300 sqft of living space, this 4-bedroom, 2-bath home offers a functional layout, picturesque views of Grotto and Lady Mac, and generously sized rooms filled with natural light. The main level features a bright living room, kitchen, and three spacious bedrooms, while the lower level includes an additional bedroom, a large family/recreation room, and a second kitchen—ideal for guests, multi-generational living, or suite potential. Situated on a 6,650 sqft lot, the property offers plenty of outdoor space to relax or expand. Enjoy direct access to nearby forested trails and the Bow River pathway, all just minutes from downtown Canmore's shops, dining, and amenities. A rare opportunity to own in one of Canmore's most desirable neighborhoods.