



GRASSROOTS
REALTY GROUP

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**1001 9 Avenue
Canmore, Alberta**

MLS # A2207341



\$2,199,999

Division:	Lions Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,197 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Main and basement level appliances (Fridge, stove etc)

Nestled in a quiet neighborhood in Canmore, this inviting 4-bedroom, 2-bathroom single-family home offers breathtaking views of Rundle Mountain and the surrounding peaks. Large windows fill the home with natural light, creating a warm and welcoming atmosphere. The main level features a spacious living area, perfect for relaxing while taking in the mountain scenery. A well-equipped kitchen and comfortable bedrooms make this home ideal for families or those looking for a peaceful retreat. The fully finished basement includes a separate kitchen, offering added convenience for guests. Step outside to enjoy a fenced backyard—great for entertaining or unwinding after a day of adventure. With a parking pad for up to four vehicles, you’ll have ample space for visitors. Located just a short walk from downtown Canmore, you’ll have easy access to shops, restaurants, and trails while still enjoying the tranquility of mountain living. A rare opportunity in one of Canmore’s most desirable areas—don’t miss out!