

# \$2,199,999 - 1001 9 Avenue, Canmore

MLS® #A2207341

## \$2,199,999

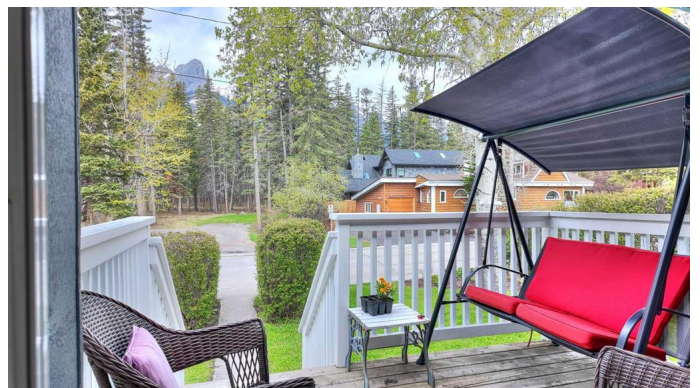
4 Bedroom, 2.00 Bathroom, 1,197 sqft  
Residential on 0.15 Acres

Lions Park, Canmore, Alberta

Situated in the highly coveted Lions Park neighbourhood, this property offers an extraordinary combination of location, setting, and potential. Just a 2-minute walk from downtown Canmore, this 50x132 ft R1 lot faces directly onto forested trails and is steps from the Bow River, Main Street, and the scenic pathway network. The flat, treed lot is graced with mature evergreens, wide open skies, and commanding mountain views â€” including stunning sightlines to Grotto, Lady Macdonald, and Mount Rundle.

The existing 4-bedroom bungalow features classic Canmore charm with a bright, open main floor, natural light from large picture windows, and warm-toned hardwood flooring throughout the main living areas. The front living room showcases mountain vistas, while the rear kitchen and dining area enjoy a peaceful forested backdrop. Downstairs, the lower level offers excellent ceiling height, a spacious rec area, additional bedrooms, laundry space, and storage â€” presenting strong suite or renovation potential.

The yard is a standout â€” both front and back offer exceptional usable space with mature landscaping, privacy, and mountain ambiance. Rear lane parking and front driveway parking provide versatility, and thereâ€™s ample room for garage development, garden expansion, or outdoor living additions. The home is located by forested trail corridor, connecting you



quickly to Riverside Park, Lion’s Park greenspace, and the Bow River.

Opportunities like this are rare – a large, usable lot in a serene yet central location with direct access to Canmore’s natural and urban amenities. Whether you’re looking to build your dream home, hold for future redevelopment, or enjoy the existing home as a weekend retreat or full-time residence, this property delivers outstanding value. Flexible development potential, subject to municipal approval, complete the package.

Built in 1979

**Essential Information**

MLS® #	A2207341
Price	\$2,199,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1001 9 Avenue
Subdivision	Lions Park
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1Z5

**Amenities**

Parking Spaces	4
Parking	Parking Pad

## Interior

Interior Features	High Ceilings, Vaulted Ceiling(s), Laminate Counters
Appliances	Dishwasher, Electric Range, Range Hood, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Microwave Hood Fan, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Other
Lot Description	Back Yard, Front Yard, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	127
Zoning	R1

## Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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