

# \$1,725,000 - 1230 16 Street, Canmore

MLS® #A2216995

**\$1,725,000**

2 Bedroom, 3.00 Bathroom, 1,234 sqft

Residential on 0.15 Acres

Lions Park, Canmore, Alberta

First time to market - A charming alpine-style home in the best of locations. This warm and inviting raised bungalow offers a new owner the chance to live on a quiet street in the popular Lion's Park neighbourhood. The vaulted ceilings, raked windows, and open plan offer beautiful views to the south. Two bedrooms and two full baths on the main floor, with a huge partially developed lower level with third bath. A large detached garage is located off the alley and still allows for a generous back yard area. Locals love this neighbourhood for the walkability, the proximity to parks, playgrounds, rink, golf course, and a lovely flat walk to town - The Bow River pathway system is just a stone's throw away. There are some great bones here, ready for a new owner to update to their taste, or use it as-is while designing your dream home.

Built in 1988

## Essential Information

MLS® #	A2216995
Price	\$1,725,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.15



Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1230 16 Street
Subdivision	Lions Park
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1T8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Level, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 8th, 2025
Days on Market	22
Zoning	R1

### Listing Details

Listing Office

RE/MAX Alpine Realty

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