

\$1,725,000 - 1013 15th Street, Canmore

MLS® #A2224738

\$1,725,000

5 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.15 Acres

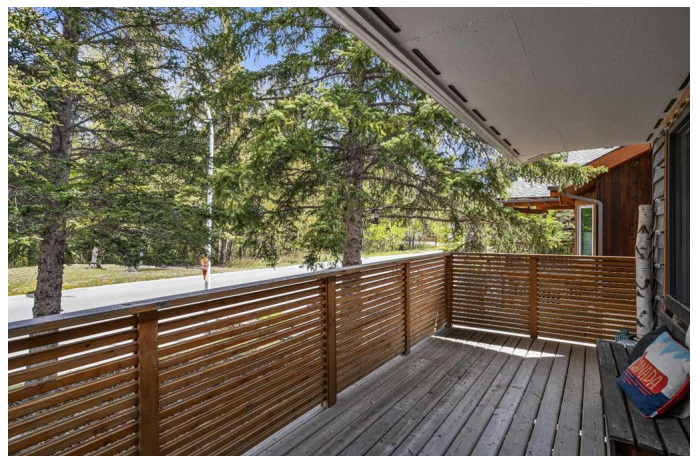
Lions Park, Canmore, Alberta

Priced to sell, this is a classic raised bungalow with five bedrooms in an ideal location with south exposure and breathtaking panoramic mountain views! The open renovated interior is both warm and inviting and with ample front and rear deck space and private yard, perfect for entertaining and outdoor living. The lower level is fully developed with a spacious family room, office space, two bedrooms, 3-piece bathroom, laundry room, and loads of storage. There is plenty of room off the back lane for parking, and for a future double garage addition or even a carriage house. Locals covet this fantastic location across from Lions Park with playground, soccer field, and tennis courts and it has excellent walkability, nestled between the downtown, the shopping district, Canmore Golf and Curling Club, and the High School. This home is a must see with quick possession possible!

Built in 1977

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224738 |
| Price | \$1,725,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,236 |
| Acres | 0.15 |
| Year Built | 1977 |



| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1013 15th Street |
| Subdivision | Lions Park |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W1V3 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 3 |
| Parking | Alley Access, Gravel Driveway, Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Wood Counters |
| Appliances | Dishwasher, Electric Oven, Gas Cooktop, Refrigerator, Washer/Dryer Stacked |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Family Room, Gas, Glass Doors, Living Room, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, Treed, Views, Sloped |
| Roof | Asphalt Shingle |
| Construction | Mixed, Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 57 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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