

# \$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 | 57            |
| Zoning         | R1            |

### Listing Details

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