

# \$2,398,000 - 1210 16 Street, Canmore

MLS® #A2218075

**\$2,398,000**

4 Bedroom, 3.00 Bathroom, 1,649 sqft

Residential on 0.22 Acres

Lions Park, Canmore, Alberta

Wow - a bungalow + huge views + huge lot + on the valley floor + beautiful spaces. Those attributes all in the same property are a rare find. Stylishly renovated from stem to stern in 2012 with modern Scandi influences; including all the creature comforts you love: a light-filled kitchen with gas range, steam shower, heated bathroom floors, and generous outdoor living. Oversized windows show off stunning views. Decks front and back let you follow the sun and shade. And finally, a garage large enough for all the bikes AND vehicles, plus the apron easily accommodates another 3 parking spaces. Discover what locals have always known, that Lion's Park is a gem. In the summer the tennis courts are around the corner, in winter the shinny picks up on the neighbourhood rink. The Bow River pathway system is at the end of this quiet street. Commuters will enjoy easy access. Close enough to be an easy walk or pedal to town, but a world away from the bustle of main street. Be sure to walk out to the firepit, turn around, and soak in that view.

Built in 1976

## Essential Information

MLS® #	A2218075
Price	\$2,398,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,649
Acres	0.22
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1210 16 Street
Subdivision	Lions Park
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1T8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Steam Room, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks, Views
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	11
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Alpine Realty
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