



GRASSROOTS
REALTY GROUP

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**918 15th Street
Canmore, Alberta**

MLS # A2341100



\$1,700,000

Division:	Lions Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,142 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Views		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding , Brick
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential - Single Fami
Utilities:	-

Inclusions: none

Opportunity in the Heart of Lions Park Set on a quiet residential street in Canmore's sought-after Lions Park neighbourhood, this 3-bedroom, 2-bathroom single-family home offers an exceptional opportunity for investors, renovators or those looking to create something new in a prime central location. The existing home provides plenty of space and flexibility, making it well suited as an investment property while you consider future plans. Large front windows frame impressive mountain views, while the wood-burning fireplace adds classic mountain character to the main living area. The single-family lot offers exciting redevelopment potential, with convenient back-lane access that may provide options for a secondary dwelling unit, subject to municipal approvals. Whether you renovate, redevelop or hold as an investment, the value here is in both the property and its location. Enjoy the convenience of being only minutes from Main Street, local schools, the Bow River pathway system and the Canmore Golf & Curling Club—all while tucked away on a quiet neighbourhood street. A rare opportunity to secure a single-family property in one of Canmore's most established and walkable communities.