



GRASSROOTS
REALTY GROUP

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1404 10th Avenue
Canmore, Alberta

MLS # A2346668



\$1,665,000

Division:	Lions Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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A rare opportunity in desirable Lions Park neighbourhood. Located in the highly sought after Lions Park area, this four bedroom, three bathroom home offers flexibility, potential and an unbeatable location. The main level features a functional kitchen, dining and living area, along with three bedrooms and two bathrooms. The lower level provides additional living space, including a bedroom, recreation room, kitchen and convenient walkout access, ideal for accommodating guests or creating a space that suits your needs. Enjoy the home as it is, renovate to make it your own or hold the property while planning your future dream home. A double detached garage with alley access adds valuable convenience and storage. Set in an established neighbourhood just steps from the Bow River, Main Street, and extensive network of walking and biking trails, this is a unique opportunity to secure a property in one of Canmore's most sought after locations.