$2,687,000 - 1102 10th Avenue, Canmore

MLS® #A2207967

$2,687,000
3 Bedroom, 3.00 Bathroom, 1,527 sqft
Residential on 0.15 Acres

Lions Park, Canmore, Alberta

This charming 3-bedroom, 3-bath family home offers private river views and downtown living in Lions Park. Nestled in a peaceful, treed setting along the Bow River, it provides both privacy and tranquility. With direct access to Canmore's extensive trail system, the river, and breathtaking mountain views, this location is truly unbeatable. The main living area features a charming stone-faced gas fireplace, creating a warm and inviting atmosphere. It flows seamlessly into the kitchen and dining area, enhancing the home's cozy feel. Expansive windows frame the living room, filling the space with natural light, while a charming stone-faced fireplace serves as the focal point, creating a warm and inviting atmosphere. The open layout flows seamlessly into the kitchen and dining area, enhancing the home's cozy feel. French doors lead to a large, sunny deckâ€”perfect for entertaining and peaceful relaxationâ€”with a fire pit just steps away for enjoying cool evenings outdoors. The well-designed floor plan includes two additional bedrooms and a 4-piece bathroom upstairs, along with a main-level bedroom. The lower level features extra living space, including a spacious family room with a fireplace and walkout access, laundry, and ample storage. Additional conveniences include a double detached garage and plenty of parking. Donâ€™t miss this exceptional opportunity to own a home with rare private river views in the heart of Canmore!

Built in 1988

Essential Information

MLS® #	A2207967
Price	$2,687,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,527
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1102 10th Avenue
Subdivision	Lions Park
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1V9

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Driveway
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Natural Woodwork, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Level, Low Maintenance Landscape, No Neighbours Behind, Treed, Views
Roof	Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	30
Zoning	r1

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY

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