

\$1,725,000 - 1117 15th Street, Canmore

MLS® #A2263207

\$1,725,000

3 Bedroom, 2.00 Bathroom, 1,159 sqft

Residential on 0.16 Acres

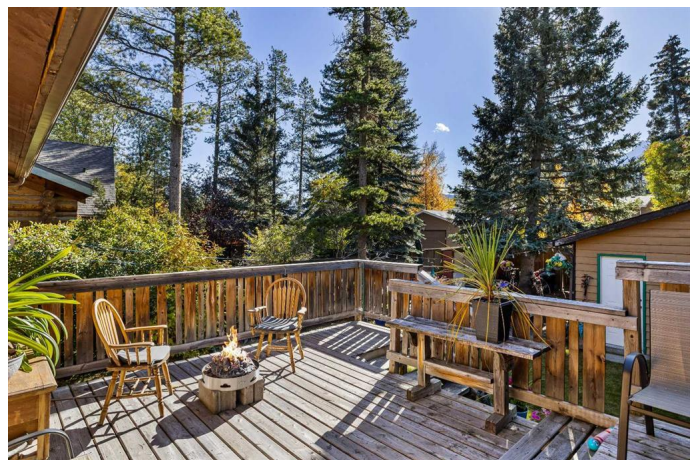
Lions Park, Canmore, Alberta

A charming 3-bedroom, 2-bathroom single-family home nestled in the highly sought-after Lions Park neighborhood of Canmore. This 2,195 sq. ft. residence is filled with timeless mountain character and warmth. The inviting interior features wood-paneled cathedral ceilings and an open-concept layout that perfectly blends comfort and functionality. The spacious living and dining areas are ideal for entertaining or relaxing while enjoying breathtaking mountain views. Each bedroom is generously sized, offering comfort and flexibility for family or guests. Outside, you'll find a fenced yard and private back deck, creating a peaceful retreat to take in the mountain air. A double detached garage and large storage shed provide ample space for vehicles, tools, and mountain gear. The basement offers excellent potential for a legal suite, making it ideal for added income or extended family living. Perfectly situated just steps from parks, schools, downtown Canmore, and an extensive network of hiking and biking trails, this home offers the perfect balance of charm, character, and convenience in one of Canmore's most desirable neighborhoods.

Built in 1975

Essential Information

MLS® #	A2263207
Price	\$1,725,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,159
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1117 15th Street
Subdivision	Lions Park
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1V1

Amenities

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

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Gas Oven, Oven
Heating	Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Yard
-------------------	----------------------

Lot Description	Back Yard, Few Trees, Front Yard, Garden, Private, Views
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.