

918 15th Street Canmore Alberta

$1,655,000

Opportunity in the Heart of Lions ParkSet 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. (id:6769)

Furnace 13.25 Ft x 9.33 Ft
Storage 2.33 Ft x 4.92 Ft
Dining room 13.33 Ft x 8.25 Ft
Kitchen 13.00 Ft x 8.58 Ft
Living room 11.92 Ft x 19.58 Ft

Primary Bedroom 13.00 Ft x 9.92 Ft
Bedroom 12.42 Ft x 9.25 Ft
Bedroom 12.42 Ft x 9.58 Ft
2pc Bathroom 3.92 Ft x 4.92 Ft
4pc Bathroom 8.42 Ft x 6.67 Ft

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