

**1230 16 Street**  
**Canmore, Alberta**

**MLS # A2216995**



**\$1,725,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** n/a

First time to market - A charming alpine-style home in the best of locations. This warm and inviting raised bungalow offers a new owner the chance to live on a quiet street in the popular Lion's Park neighbourhood. The vaulted ceilings, raked windows, and open plan offer beautiful views to the south. Two bedrooms and two full baths on the main floor, with a huge partially developed lower level with third bath. A large detached garage is located off the alley and still allows for a generous back yard area. Locals love this neighbourhood for the walkability, the proximity to parks, playgrounds, rink, golf course, and a lovely flat walk to town - The Bow River pathway system is just a stone's throw away. There are some great bones here, ready for a new owner to update to their taste, or use it as-is while designing your dream home.