

# \$1,098,000 - 9, 241 Benchlands Terrace, Canmore

MLS® #A2244424

**\$1,098,000**

3 Bedroom, 2.00 Bathroom, 1,327 sqft

Residential on 0.05 Acres

Benchlands, Canmore, Alberta

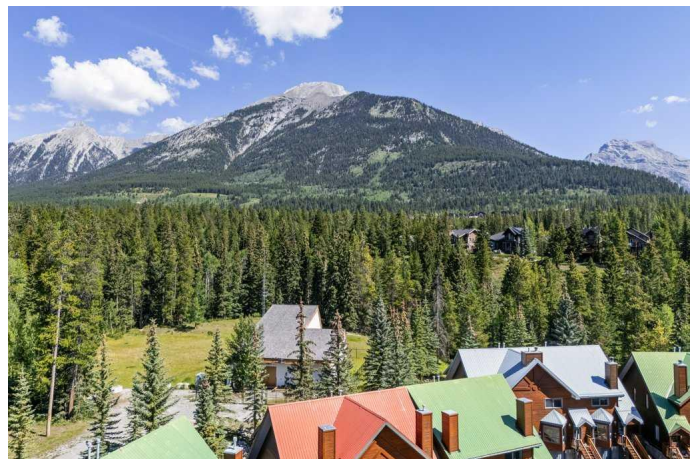
Welcome to sunshine, space, and spectacular mountain views in one of Canmore's most beloved neighbourhoods. This bright and beautifully updated 3-bedroom + rec room (4th bedroom), 1.5-bath end-unit townhouse offers a thoughtfully, contemporary designed 1,570 sqft of finished space.

Enjoy panoramic views of the iconic Three Sisters from your sunny, south-facing corner unit, nestled on a quiet street just steps from walking paths, wooded trails, and Elizabeth Rummel School.

Recent upgrades include fresh paint throughout (including ceilings), new carpet, solid surface countertops, modern light fixtures, and updated appliances—making this home truly move-in ready. The open-concept main floor features large windows and a cozy wood fireplace, with light pouring in even through the stairwell.

Upstairs, you'll find three spacious bedrooms and a full bathroom—an ideal setup for families, guests, or a home office. The lower-level rec room offers versatility as a fourth bedroom, office, or media space, with a separate entrance and the option to add a third bathroom - perfect for a roommate.

An oversized single-car garage plus additional secure storage off the rec room means there's ample room for all your mountain



gear”from bikes to canoes and everything in between.

Located in Elk Pointe, a quiet, well-managed complex with a healthy reserve fund, this home offers the perfect blend of lifestyle, value, and location. Reach out today to book your private showing”mountain living starts here.

Built in 1992

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244424      |
| Price          | \$1,098,000   |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,327         |
| Acres          | 0.05          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 9, 241 Benchlands Terrace |
| Subdivision | Benchlands                |
| City        | Canmore                   |
| County      | Bighorn No. 8, M.D. of    |
| Province    | Alberta                   |
| Postal Code | T1W 1G1                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

# of Garages 2

### Interior

Interior Features Low Flow Plumbing Fixtures, No Smoking Home, See Remarks  
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Partial, Walk-Up To Grade

### Exterior

Exterior Features Private Entrance  
Lot Description Corner Lot, Landscaped, Views  
Roof Metal  
Construction Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed August 1st, 2025  
Days on Market 20  
Zoning R3

### Listing Details

Listing Office RE/MAX Alpine Realty

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