

# \$989,000 - 24, 242 Benchlands Terrace, Canmore

MLS® #A2259301

**\$989,000**

2 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.02 Acres

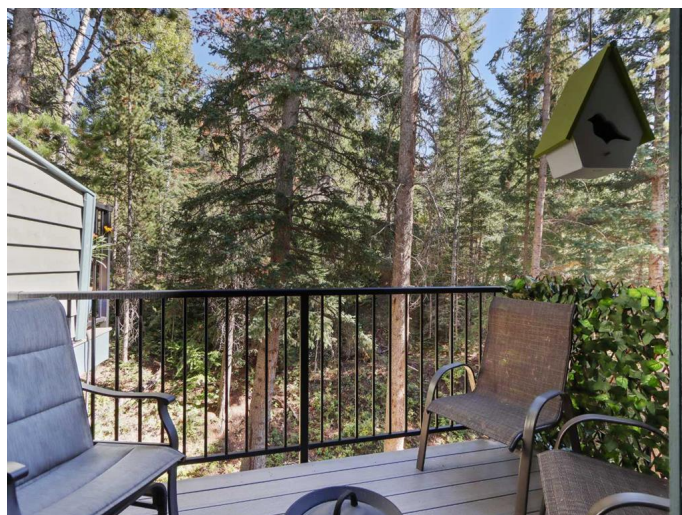
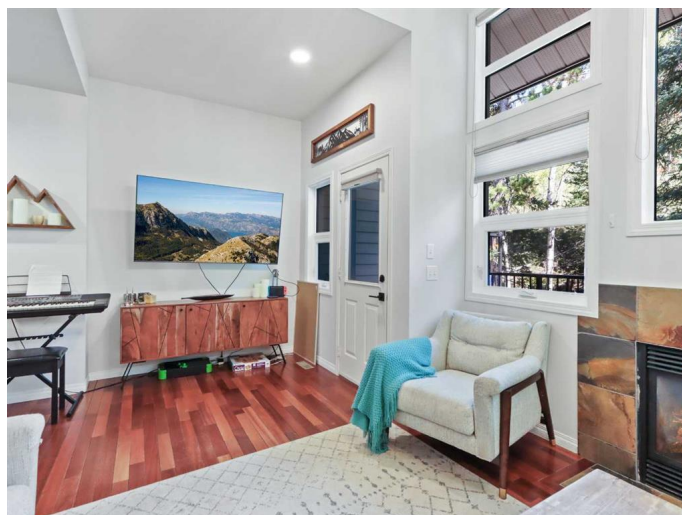
Benchlands, Canmore, Alberta

This lovely 1,535 sqft three bedroom, two and a half bath townhome in the desirable Benchlands area offers a thoughtful split-level design with space for family and guests to spread out. The welcoming living room features hardwood floors, a cozy gas fireplace, and access to a private deck with forest reserve views. A half flight up, the generous kitchen boasts stainless appliances, stone counters, eating bar, and direct access to a south-facing BBQ deck. The adjoining dining area overlooks the living room, enhancing the bright, open flow. Upstairs, both bedrooms include private ensuites; the primary offers a large walk-in closet. The lower level provides a versatile flex room or third bedroom with oversized windows, plus a separate laundry. Added features include a half bath on the main level, central vacuum, and a single-car insulated garage offering secure parking, storage, or workspace—an inviting mountain retreat near trails, school, and downtown.

Built in 1993

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2259301  |
| Price      | \$989,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,312             |
| Acres          | 0.02              |
| Year Built     | 1993              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 24, 242 Benchlands Terrace |
| Subdivision | Benchlands                 |
| City        | Canmore                    |
| County      | Bighorn No. 8, M.D. of     |
| Province    | Alberta                    |
| Postal Code | T1W1E9                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, High Ceilings, Open Floorplan, See Remarks, Stone Counters             |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Metal  |

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 23rd, 2025 |
| Zoning      | R1                   |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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