

\$1,949,888 - 327 Canyon Close, Canmore

MLS® #A2264303

\$1,949,888

5 Bedroom, 4.00 Bathroom, 1,779 sqft
Residential on 0.15 Acres

Avens/Canyon Close, Canmore, Alberta

This renovated five bedroom house on Canmore's desirable Canyon Close is ready for you to move in and enjoy! Every detail of this thoughtful renovation delivers on convenience and luxury, offering the perfect balance of mountain charm and modern living.

Youâ€™ll appreciate the mountain views no matter which window you look out of. The sun soaked front living room provides an amazing mountain backdrop to enjoy your morning coffee or a sunset beverage. Feeling like getting cozy? The family room is adjacent to the kitchen and welcomes you in with its wood burning fireplace â€” perfect for those crisp Rocky Mountain days.

For the chef of the house, the kitchen is a true showpiece. It features brand new kitchen appliances, sleek cabinetry, and beautiful quartz countertops that make both cooking and entertaining a joy. The open design flows seamlessly into the dining and family areas, allowing you to stay connected with guests or family while you cook. The window frames the gorgeous backyard, filling the space with natural light and creating an inviting, functional heart of the home. Every element has been designed for everyday comfort and effortless hosting â€” from modern fixtures to abundant storage and workspace.

Three bedrooms and two bathrooms greet you on the upper level. Here, youâ€™ll find a



spacious and rejuvenating steam shower ready to welcome you after your mountain adventures, while the fantastic built in closets keep you organized and clutter-free.

The basement offers the potential for various uses. On the lower level, youâ€™ll find two additional bedrooms, a third living room, the laundry room, and an updated mechanical room. With its separate walk out entrance, this layout would be perfect for a future income generating suite, multi-generational living, or some extra space for your family to enjoy. * A secondary suite would be subject to approval and permitting through the Town of Canmore.

You can rest easy knowing this home has been carefully updated with high-quality mechanical systems and modern efficiency in mind. A high efficiency furnace (2022), on demand boiler system (2023), and water softener (2023) provide reliable comfort year-round. All windows have been upgraded over the past few years â€” most recently in 2025 â€” ensuring long-term peace of mind and energy efficiency throughout the home.

Outside, the pie shaped lot provides a generous amount of space for all of your favourite backyard activities. The professionally landscaped, low maintenance backyard complete with flagstone fireplace and synthetic grass keeps things looking green and pristine all year long â€” take â€œmow the lawnâ€• off your weekly chore list! A large professionally built shed along with a huge area of under-deck/stand-up storage provides ample room for all your gear and mountain toys.

Located in a sought after neighbourhood, this stunning property offers move-in-ready comfort, modern upgrades, and breathtaking views.

Built in 1993

Essential Information

MLS® #	A2264303
Price	\$1,949,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,779
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	327 Canyon Close
Subdivision	Avens/Canyon Close
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1H4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Gas Oven, Tankless Water Heater
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	16
Zoning	R1A

Listing Details

Listing Office	RE/MAX Alpine Realty
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.