

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

MLS® #A2259301

**\$989,000**

3 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.02 Acres

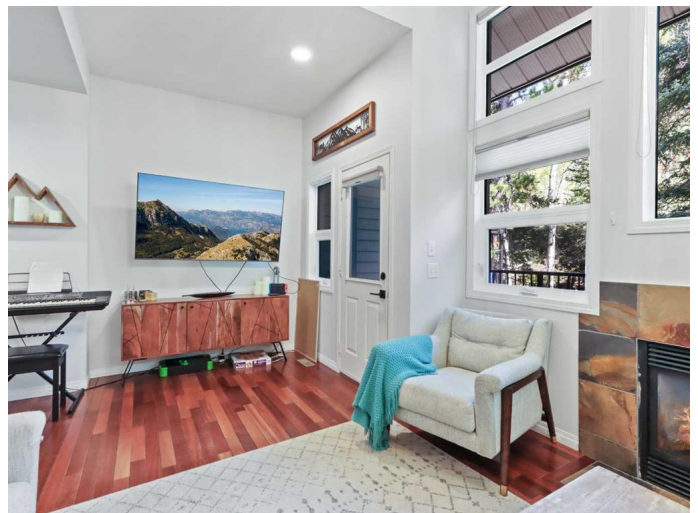
Benchlands, Canmore, Alberta

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   | 3         |
| 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 |
| Days on Market | 6                    |
| Zoning         | R1                   |

**Listing Details**

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

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