

**813 13th Street
Canmore, Alberta**

MLS # A2272932

\$1,790,000



Division:	South Canmore	
Type:	Residential/House	
Style:	1 and Half Storey	
Size:	1,349 sq.ft.	Age: -
Beds:	3	Baths: 2 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Insulated, Off Street	
Lot Size:	0.15 Acre	
Lot Feat:	Low Maintenance Landscape	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Other	Utilities:	-
Features:	See Remarks, Storage		

Inclusions:	Appliances in as is condition
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Imagine discovering a rare property in an exceptional location, just steps from Spring Creek and an easy stroll to downtown Canmore. This lot spans over 6,600 sq ft and offers outstanding panoramic valley and mountain views. The existing home features three bedrooms and two bathrooms, sunroom and more. One of the standout features is the impressive oversized heated garage (29" x 25") complete with a spacious loft area. It is ideal for a workshop, secure vehicle or toy storage, ski and bike tuning, or all of the above. With a sunny south-facing backyard, you are perfectly positioned to enjoy the light and views. The property is just steps from Canmore's extensive walking and biking paths, the stunning trail network, and the peaceful Canmore Pond. Long-term tenants are in place and would be happy to remain during your planning process, offering flexibility as you envision the next chapter for this exceptional property.