

**809 13 Street
Canmore, Alberta**

MLS # A2273918



\$1,890,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,445 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	Crawl Space
Exterior:	Brick, Stucco, Vinyl Siding, Wood Siding
Foundation:	Block
Features:	Open Floorplan, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	r1
Utilities:	-

Inclusions: Appliances in as is condition

Tucked into a tranquil, almost meditative setting, this home feels miles from the bustle of downtown Canmore yet is ideally located just an easy eight-minute walk to Main Street, Safeway, and the Bow River. Offering 2,245 sq. ft. of living space, this 3+ bedroom home features a spacious main floor with a generous entry and den, open living and kitchen area with eating bar, and access to the sunny, south-facing rear deck and yard. A large formal dining room—ideal as a flex space, office, or potential fourth bedroom—along with a full bathroom completes the main level. Upstairs are three spacious bedrooms and a three-piece bathroom, with the primary bedroom enjoying ensuite privilege. Set on a 50-foot-wide lot exceeding 6,600 sq. ft., the property offers alley access to an oversized 700+ sq. ft. garage with bonus loft space. Steps to Canmore's trail system, this location offers privacy, walkability, and lifestyle.