

**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

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Crawl Space

LLD: -

Exterior: Brick, Stucco, Vinyl Siding, Wood Siding

Zoning: r1

Foundation: Block

Utilities: -

Features: Open Floorplan, See Remarks, Storage

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.