



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**809 13 Street**  
**Canmore, Alberta**

**MLS # A2273918**



**\$1,860,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	r1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	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.