

809 13 Street
Canmore, Alberta

MLS # A2273918



\$1,890,000

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|------------------|------------------------|---------------|-------------------|
| 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.