

809 13 Street
Canmore, Alberta

MLS # A2273918



\$1,860,000

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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 | | |

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