

**813 13th Street  
Canmore, Alberta**

**MLS # A2316657**



**\$1,695,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Garage Door Opener, Heated Garage, Insulated, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Tile, Wood

**Roof:** Asphalt

**Basement:** Crawl Space

**Exterior:** Wood Frame

**Foundation:** Other

**Features:** See Remarks, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** none

Imagine discovering a rare property in an exceptional location, just steps from Spring Creek and an easy stroll to downtown Canmore. This lot spans over 6,600 sq ft and offers outstanding panoramic valley and mountain views. The existing home features three bedrooms and two bathrooms, sunroom and more. One of the standout features is the impressive oversized heated garage (29' x 25') complete with a spacious loft area. It is ideal for a workshop, secure vehicle or toy storage, ski and bike tuning, or all of the above. With a sunny south-facing backyard, you are perfectly positioned to enjoy the light and views. The property is just steps from Canmore's extensive walking and biking paths, the stunning trail network, and the peaceful Canmore Pond. Long-term tenants are in place and would be happy to remain during your planning process, offering flexibility as you envision the next chapter for this exceptional property.