



**GRASSROOTS**  
REALTY GROUP

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813 13th Street  
Canmore, Alberta

MLS # A2272932



**\$1,790,000**

Division:	South Canmore		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,349 sq.ft.	Age:	-
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Insulated, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	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:** Appliances in as is condition

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.