



**136 Morris**  
**Canmore, Alberta**

**MLS # A2300455**



**\$1,280,000**

<b>Division:</b>	Prospect		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Street Lighting, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

Welcome to 136 Morris, a charming half-duplex in Canmore that showcases timeless character in a beautiful mountain setting. Offering 2,194 sq ft of living space across two levels, this 3-bedroom, 3-bathroom home provides both comfort and functionality. The main living area is warm and inviting, featuring a 3-sided gas fireplace that adds ambiance and definition to the space. Expansive windows flood the home with natural light and frame truly spectacular mountain views, including Grotto Mountain, Lady Macdonald, and the Fairholme Range—creating a stunning backdrop for everyday living. The spacious primary bedroom offers a peaceful retreat, complete with a private ensuite featuring a relaxing soaker tub. Two additional bedrooms and bathrooms provide ample space for family, guests, or a home office. Recent updates include a newly built deck in 2024—perfect for enjoying morning coffee or evening sunsets while taking in the breathtaking alpine scenery. An attached double garage adds convenience and extra storage for all your mountain gear. Located in a desirable Canmore neighbourhood, this home offers easy access to scenic walking and biking trails, parks, and the Bow River, while still being just minutes from downtown shops, cafes, and amenities. Whether you're seeking a full-time residence or a mountain getaway, this property delivers an exceptional lifestyle surrounded by nature. Experience the best of Canmore living at 136 Morris.