# \$1,875,000 - 949 13th Street, Canmore

MLS® #A2189041

## \$1,875,000

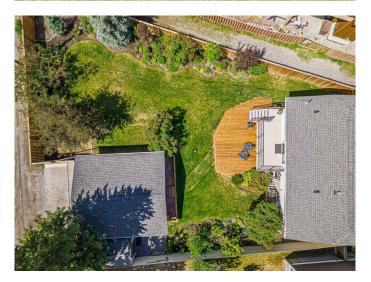
3 Bedroom, 2.00 Bathroom, 951 sqft Residential on 0.19 Acres

Lions Park, Canmore, Alberta

This is a rare opportunity to own your special piece of paradise in Lions Park! Located a few short blocks from downtown Canmore â€" this centrally located, professionally designed stunning 1,902 square feet split-level bungalow has been completely renovated inside and out with beautiful finishes and numerous upgrades â€" a lovingly maintained home that is move-in ready! Situated on an oversized pie-shaped lot offering over 8300 square feet, this property provides plenty of space to make the most of its beautifully landscaped and fenced south-facing backyard. A split-level deck and the garden's flowers and foliage that change with the seasons create your private backyard oasis that is perfect for quiet times or entertaining. This tranquil spot with fantastic mountain views is backing onto forest, extensive trail systems and is just steps away from the Bow River and an historic Canmore landmark â€" the "Engine Bridgeâ€. Inside you will find an open-space floor plan, three bedrooms, two full bathrooms, a large family room, a cozy fireplace, laundry and storage areas. Don't forget the cute garden shed, and finished over-sized garage complete with shelving for all your storage needs along with a nice workshop space.







Built in 2016

#### **Essential Information**

MLS® # A2189041 Price \$1,875,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 951
Acres 0.19
Year Built 2016

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 949 13th Street

Subdivision Lions Park
City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W1W4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Storage

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Den, Gas

Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Native Plants, Pie Shaped Lot,

Private, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed January 20th, 2025

Days on Market 269

Zoning R1

# **Listing Details**

Listing Office RE/MAX Alpine Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.