

# \$2,249,000 - 949 13th Street, Canmore

MLS® #A2189041

**\$2,249,000**

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 – 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 – 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 – the “Engine Bridge”. 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	\$2,249,000
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	Gas, Den
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	89
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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