

**13 Riverview Place**  
**Canmore, Alberta**

**MLS # A2172256**



**\$2,399,000**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,057 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Front Yard, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Primary Downstairs, Vaulted Ceiling(s)		

**Inclusions:** n/a

This 3-bedroom, 3-bathroom detached family home is perfectly nestled at the end of Main Street in a peaceful cul-de-sac. Situated just steps from downtown Canmore and the Bow River, this sought-after location offers the best of both worlds—tranquility and convenience. Set on a large lot with a treed backyard, this home backs onto tennis courts and features a cozy firepit, perfect for outdoor gatherings. Inside, vaulted ceilings and expansive windows flood the space with natural light, showcasing breathtaking mountain views. With a spacious double car garage, ample storage, and a quiet yet central location, this property is ideal for enjoying Canmore's vibrant community and stunning natural surroundings.