

**13 Riverview Place
Canmore, Alberta****MLS # A2172256****\$2,399,000**

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	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.