\$1,398,000 - 113 Larch Place, Canmore

MLS® #A2269718

\$1,398,000

4 Bedroom, 2.00 Bathroom, 1,345 sqft Residential on 0.19 Acres

Larch, Canmore, Alberta

An incredible single-family offering. Astute buyers recognize that certain features of a home cannot be changed; Location, ownership style, key elements of a floorplan… foundational factors that remain with a property forever. These "good bones― are evident & obvious in this +2,000 sq / ft, 4 bed, 2 car garage raised bungalow on a 8,400 lot. Located in the rapidly appreciating neighbourhood of Larch in Canmore, the singular position of the home is evident, where views abound in all directions. This is not true for all properties here, where selection of the right land is critical to future value. Maintained over time in places that count see a new furnace, newer roof & hot water tank. Construction is also robust, with poured concrete foundation & copper piping positioning this home well when compared to those built 20 years later. The opportunity lies in the cosmetic changes the happy buyer will willingly bring to their new homeâ€l a blank canvas with a generous layout of south & west facing living, dining & kitchen. A laundry room & mudroom off the side entry, sunny deck leading to an incredible yard & 3 bedrooms up. Downstairs, a family room bedroom & bath with large windows provide a perfect division of space for varying needs. The oversized, attached double garage is the clincher for many, with room for 2 vehicles & plenty of gear. As close to Main St, the Bow River & endless adventure as the higher priced homes of South Canmore, those immediately aware







of this property's clear advantages will act quickly.

Built in 1980

Essential Information

MLS® # A2269718 Price \$1,398,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,345 Acres 0.19 Year Built 1980

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 113 Larch Place

Subdivision Larch

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 1R5

Amenities

Parking Spaces 4

Parking Double Garage Attached, Front Drive, Garage Door Opener, Garage

Faces Front, Gravel Driveway, Off Street, On Street

of Garages 2

Interior

Interior Features See Remarks, Storage

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood,

Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Living Room, Mantle, Raised Hearth, Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Level, Low

Maintenance Landscape, No Neighbours Behind, Private, Rectangular

Lot, Street Lighting, Treed, Views

Roof Asphalt Shingle

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2025

Days on Market 1

Zoning MHR

Listing Details

Listing Office RE/MAX Alpine Realty

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