

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

MLS® #A2269718

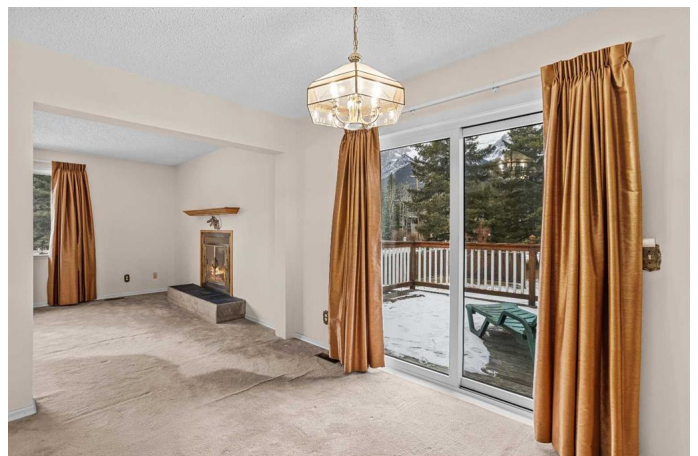
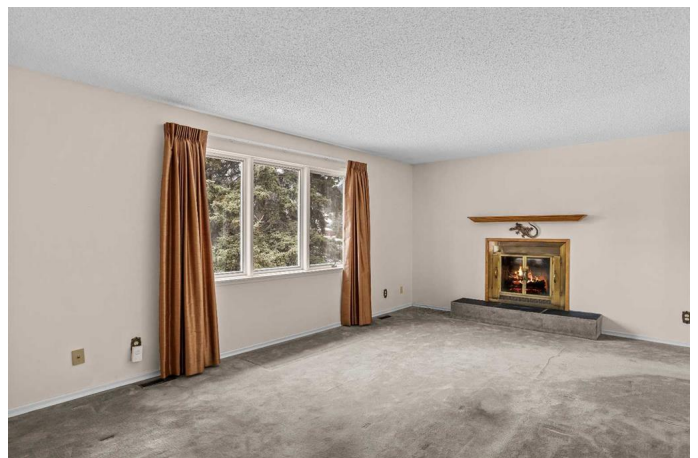
\$1,398,000

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 home; 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 propertyâ€™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, Garage Door Opener, Off Street, On Street, Front Drive, Garage Faces Front, Gravel Driveway
# 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	1
Fireplaces	Living Room, Wood Burning, Mantle, Raised Hearth
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Corner Lot, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Treed, Views, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	12
Zoning	MHR

Listing Details

Listing Office	RE/MAX Alpine Realty
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