

# \$2,599,000 - 134 Rundle Crescent, Canmore

MLS® #A2227901

**\$2,599,000**

4 Bedroom, 3.00 Bathroom, 2,178 sqft

Residential on 0.19 Acres

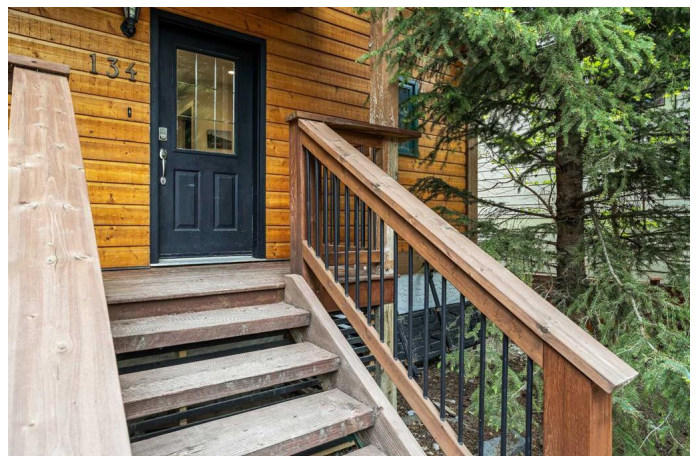
South Canmore, Canmore, Alberta

Homes like this rarely come to market—set on an oversized 8,206 sq.ft. R2 lot, just steps from the Bow River and a short stroll to downtown. This property is located in one of Canmore’s most desirable neighborhoods, offering both lifestyle and long-term value. The existing home features 3 bedrooms and 2 bathrooms, plus a separate 1 bed, 1 bath legal suite—perfect for generating rental income while you plan your future vision. With R2 zoning and a generous lot size, this is a prime opportunity for a potential duplex redevelopment or investment hold. A large driveway provides ample space for vehicles and outdoor toys, while the peaceful backyard offers wooded privacy and mountain serenity. Whether you're looking for a personal retreat, income-generating property, or your next project in the heart of Canmore, this is a rare find with unmatched potential.

Built in 1995

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227901    |
| Price          | \$2,599,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,178       |
| Acres          | 0.19        |
| Year Built     | 1995        |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 134 Rundle Crescent    |
| Subdivision | South Canmore          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 2L6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, See Remarks, Separate Entrance                           |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas                                                                                     |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Garden                                               |
| Lot Description   | Back Lane, Irregular Lot, Landscaped, Private, Treed |
| Roof              | Asphalt Shingle                                      |
| Construction      | Wood Frame, Wood Siding                              |
| Foundation        | Poured Concrete                                      |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 4th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 13 |
| Zoning         | R2 |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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