

# \$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

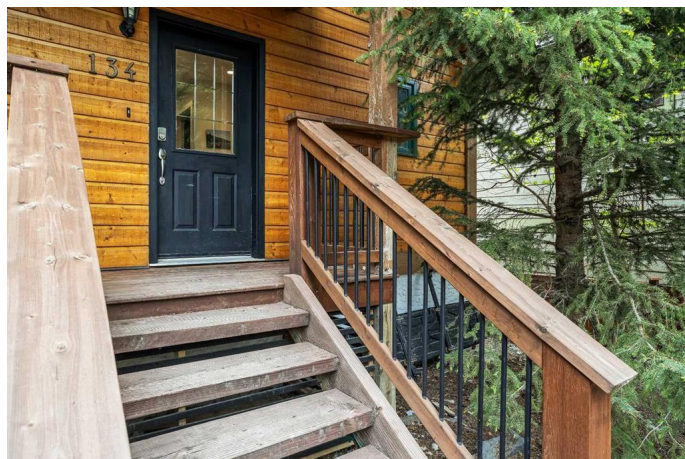
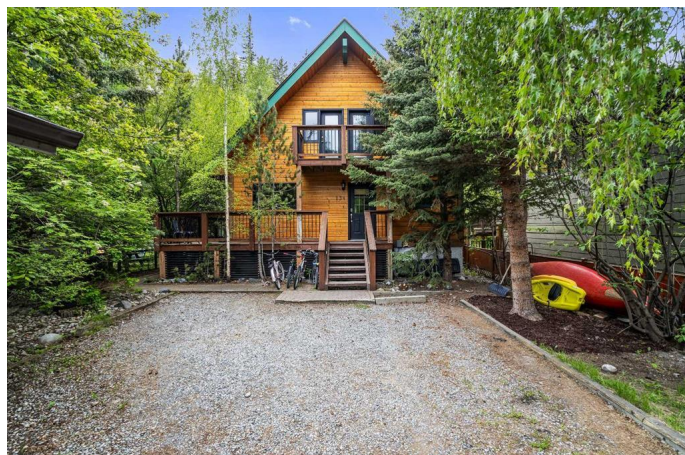
South Canmore, Canmore, Alberta

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, Landscaped, Private, Treed, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
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Days on Market     40  
Zoning                R2

**Listing Details**

Listing Office        RE/MAX Alpine Realty

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