# \$2,399,000 - 101 Rundle Drive, Canmore

MLS® #A2194273

## \$2,399,000

3 Bedroom, 2.00 Bathroom, 2,105 sqft Residential on 0.26 Acres

Hospital Hill, Canmore, Alberta

DEVELOPERS DREAM - LARGE R2A LOT IN DOWNTOWN CORE. Situated on an oversized lot, this property is located in a R2A District near the downtown core. This property backs onto the Bow River reserve, offering unparalleled privacy and panoramic mountain views. With abundant sunshine, and an unbeatable location near downtown Canmore, this home is a true alpine retreat. Experience breathtaking Three Sisters views from the expansive back deck and hot tub, where relaxation meets nature. This custom-designed home boasts an open, lofted floor plan, creating a seamless flow of space and light. The master suite is generously sized, complemented by hardwood and imported tile flooring. A spectacular solarium with a blend of mountain charm with architectural elegance. Realtor is related to Sellers.

Built in 1979

#### **Essential Information**

MLS® # A2194273 Price \$2,399,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 2,105

Acres 0.26

Year Built 1979







Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 101 Rundle Drive

Subdivision Hospital Hill

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2L8

### **Amenities**

Parking Spaces 4

Parking Parking Pad

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Open Floorplan

Appliances Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Range

Hood, Washer/Dryer

Heating Forced Air, Fireplace(s), Natural Gas, Wood

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Basement None

#### **Exterior**

Exterior Features Awning(s), Fire Pit

Lot Description Backs on to Park/Green Space, Back Yard, Conservation,

Creek/River/Stream/Pond, Few Trees, Low Maintenance Landscape,

Landscaped, Many Trees, No Neighbours Behind

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 15th, 2025

Days on Market 258

Zoning Residential R2A

## **Listing Details**

Listing Office CENTURY 21 NORDIC REALTY

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