

\$3,200,000 - 140 Rundle Crescent, Canmore

MLS® #A2237056

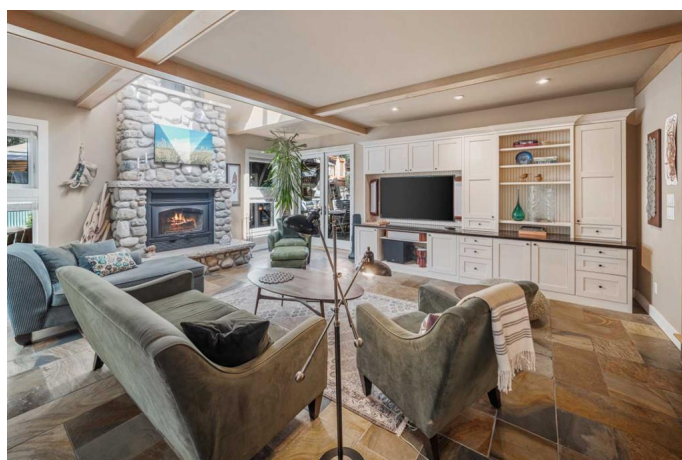
\$3,200,000

4 Bedroom, 4.00 Bathroom, 3,142 sqft

Residential on 0.19 Acres

Hospital Hill, Canmore, Alberta

With origins rooted in the early 20th century, this storied residence at 140 Rundle Crescent embodies a rare blend of historical integrity and contemporary mountain elegance. Originally constructed over a century ago and floated down the Bow River from the Georgetown mining site, the home has since been masterfully expanded and restored into a 3,142-square-foot sanctuary of calm and character. Thoughtfully reimaged, the interiors unfold with warm, layered textures and inviting volumes. The second level hosts a tranquil primary retreat and two guest bedrooms, while a lofty third-storey room with private deck offers flexibility as a studio, office, or additional guest space. The main level features a dedicated office or family room, ideal for remote work or hosting. A legal one-bedroom suite above the garage enhances the property's versatility. Set on an 8,471-square-foot lot with lane access, the home is framed by curated outdoor living spaces, mountain views, and a mature garden anchored by a charming greenhouse and shed. Just steps from the Bow River and within easy reach of downtown Canmore, this heritage home is a celebration of timeless design and alpine living.



Essential Information

MLS® # A2237056

Price \$3,200,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,142
Acres	0.19
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	140 Rundle Crescent
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2L6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Pantry, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Oven, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Gas, Great Room, Other, Den
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Level, No Neighbours Behind, Private, Street Lighting
Roof	Metal
Construction	Stone, Wood Siding
Foundation	Combination

Additional Information

Date Listed	July 8th, 2025
Zoning	R2

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.