# \$2,450,000 - 101 Rundle Drive, Canmore

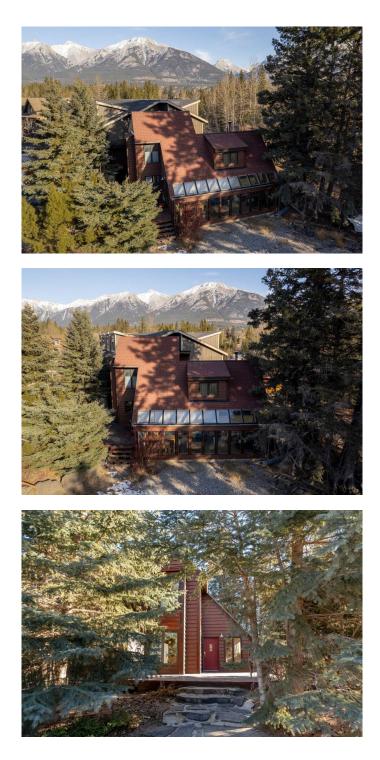
MLS® #A2194273

#### \$2,450,000

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	\$2,450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,105
Acres	0.26
Year Built	1979

Туре	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 Appliances	Kitchen Island, Open Floorplan, Granite Counters, High Ceilings Dishwasher, Microwave, Range Hood, Refrigerator, Gas Oven, Gas Range, 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	187

#### **Listing Details**

Listing Office CENTURY 21 NORDIC REALTY

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