

\$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

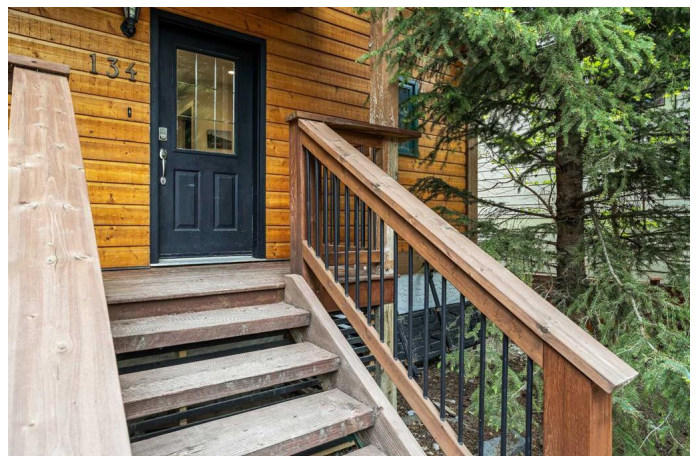
South Canmore, Canmore, Alberta

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
-------------	----------------

Days on Market	77
Zoning	R2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.