

# \$1,975,000 - 4 Mount Rundle Place, Canmore

MLS® #A2229973

**\$1,975,000**

2 Bedroom, 1.00 Bathroom, 1,056 sqft

Residential on 0.12 Acres

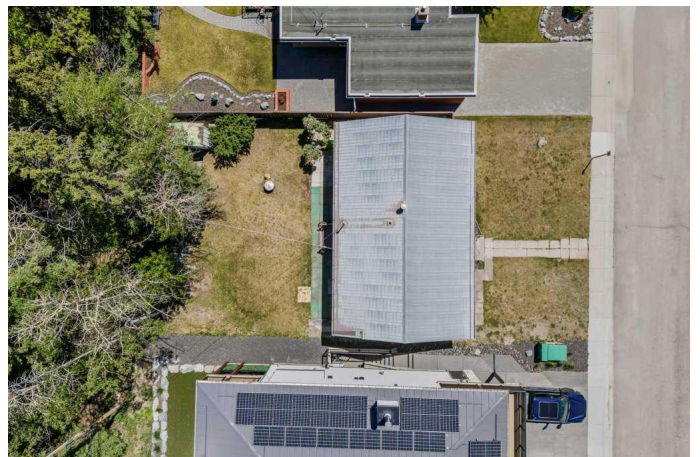
Town Centre\_Canmore, Canmore, Alberta

DOWNTOWN CANMORE, WATERFRONT REDEVELOPMENT LOT. A truly rare opportunity to own a one-of-a-kind property in the heart of downtown Canmore, backing directly onto the Pond. This R1 lot spans 5,304 sq.ft and offers unmatched views—mountain vistas to the southwest including the iconic Three Sisters, Lawrence Grassi Ridge, and Ha Ling Peak, and tranquil pond views to the north. This exceptional location blends the convenience of downtown living with the peacefulness of waterfront serenity. Step outside to enjoy skating on the pond in winter, while in summer, a graceful blue heron often visits. Elk is frequently spotted in the park across the street, adding to the natural charm of the area. Just a short walk to Main Street, restaurants, shops, schools, the Canmore golf course, and extensive trails that also lead to the Bow River. The existing home has been well maintained over the years, making it suitable for occupancy or long-term investment while you plan your dream mountain retreat.

Built in 1968

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2229973    |
| Price     | \$1,975,000 |
| Bedrooms  | 2           |
| Bathrooms | 1.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 1,056       |
| Acres          | 0.12        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4 Mount Rundle Place   |
| Subdivision | Town Centre_Canmore    |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 1Z1                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |
| Is Waterfront  | Yes        |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Double Vanity, Tile Counters                                      |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Oven |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full, Exterior Entry, Unfinished                                  |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, No Neighbours Behind, Private, Rectangular Lot, Cul-De-Sac, Views, Waterfront |
| Roof              | Asphalt Shingle                                                                                                                                             |
| Construction      | Brick, Vinyl Siding, Stucco                                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 131             |
| Zoning         | R1              |

### **Listing Details**

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

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