

# \$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



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	Open Floorplan, Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Oven, Gas Range, Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace(s), 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, Landscaped, Back Yard, Conservation, Creek/River/Stream/Pond, Few Trees, Low Maintenance Landscape, 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	173

Zoning

Residential R2A

## **Listing Details**

Listing Office

CENTURY 21 NORDIC REALTY

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.