

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

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MLS® #A2194273

**\$2,450,000**

3 Bedroom, 2.00 Bathroom, 2,105 sqft

Residential on 0.26 Acres

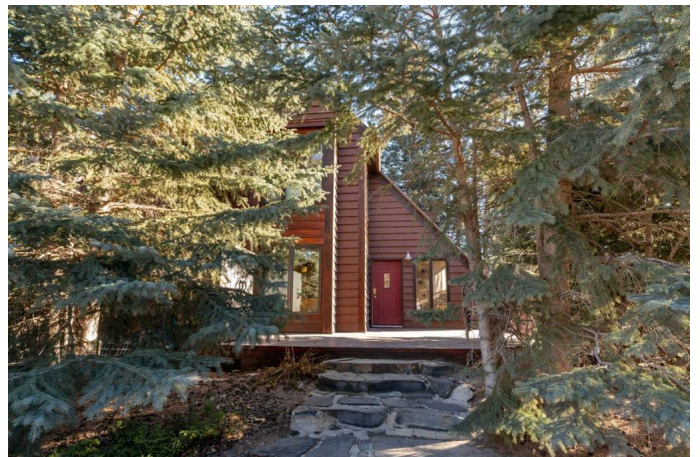
Hospital Hill, Canmore, Alberta

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 | Kitchen Island, Open Floorplan, Granite Counters, High Ceilings                    |
| Appliances        | 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 | 189                 |

Zoning

Residential R2A

## **Listing Details**

Listing Office

CENTURY 21 NORDIC REALTY

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