



GRASSROOTS
REALTY GROUP

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**134 Rundle Crescent
Canmore, Alberta**

MLS # A2227901



\$2,599,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, See Remarks, Separate Entrance		

Inclusions: 2nd stove, 2nd fridge, 2nd washer, 2nd dryer

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.