



24, 100 Rundle Drive  
Canmore, Alberta

MLS # A2315142

**\$679,000**



<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	703 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** NA

Your foothold in Canmore. This two-bedroom stacked townhouse puts you at the centre of everything Canmore has to offer, steps from the Bow River, a short walk to Main Street's shops, restaurants, and schools, and easy access to the Nordic Centre, without the price tag that usually comes with it. Walk to the river in under a minute, grab coffee on Main Street, and have a playground directly across the street. In a market where access to Canmore's lifestyle is increasingly out of reach, this is the entry point buyers have been waiting for. Inside, the home is well-appointed for its size, granite countertops in the kitchen, in-suite laundry, and a walkout back door that connects you directly to outdoor space. Assigned parking in front of the unit. Mountain views frame the living area and bedroom, and the layout is accessible and functional, making it equally suited to full-time living or a lock-and-leave weekend retreat.