



GRASSROOTS
REALTY GROUP

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**A and B, 132 Rundle Crescent
Canmore, Alberta**

MLS # A2333479



\$3,000,000

Division:	Hospital Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,420 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Alley Access, Off Street, On Street, Parking Pad, Shared Driveway, Single Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Lawn, Level, No Neighboring		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters		
Inclusions:	N/A		

A rare development opportunity on one of Canmore's most coveted streets. Set on a private 8,550 sq ft R2 lot on Hospital Hill, just steps from the Bow River and across the bridge from downtown, 132 Rundle Crescent pairs an early 1900's character home with a newly built, conforming ADU. Few Canmore parcels carry this much built-in optionality. The main residence is a true country-style character home, with original hardwood throughout, sun-filled principal rooms, pride of ownership evident at every turn, and its own detached garage. The ADU is a showpiece in its own right. Vaulted ceilings and a run of skylights flood the open-concept kitchen and living space with light, oversized windows frame the surrounding trees, and in-floor heat runs throughout the garage, main floor, and second level. Outdoor living is covered from both a ground-level deck and a large private balcony above. The attached garage doubles as a self-contained flex space, complete with a Murphy bed and bathroom. The lot itself is a standout, backing onto an environmental reserve that both the main home's back deck and the ADU's second-floor balcony look out to. A private laneway runs along the back of the property, giving multiple points of entry, with mature trees offering privacy and the Bow River just steps away. This is a rare hold-and-decide property in a location that only becomes more valuable. Live in the character home today, generate income from two dwellings, or unlock the redevelopment upside of a duplex plus the existing ADU and additional ADU potential - four dwellings in total.