



**GRASSROOTS**  
REALTY GROUP

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**134 Rundle Crescent  
Canmore, Alberta**

**MLS # A2227901**



**\$2,599,000**

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

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                       | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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.