



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**140 Rundle Crescent
Canmore, Alberta**

MLS # A2237056



\$3,200,000

Division:	Hospital Hill		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,564 sq.ft.	Age:	-
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, No Neighbours Behind, Private, Street		

Heating:	Zoned	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R2
Foundation:	Combination	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Pantry, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	None		

With origins rooted in the early 20th century, this storied residence at 140 Rundle Crescent embodies a rare blend of historical integrity and contemporary mountain elegance. Originally constructed over a century ago and floated down the Bow River from the Georgetown mining site, the home has since been masterfully expanded and restored into a sanctuary of calm and character. Thoughtfully reimagined, the interiors unfold with warm, layered textures and inviting volumes. The second level hosts a tranquil primary retreat and two guest bedrooms, while a lofty third-storey room with private deck offers flexibility as a studio, office, or additional guest space. The main level features a dedicated office or family room, ideal for remote work or hosting. A legal one-bedroom suite above the garage enhances the property's versatility. Set on an 8,471-square-foot R2 duplex lot with lane access, the home is framed by curated outdoor living spaces, mountain views, and a mature garden anchored by a charming greenhouse and shed. Just steps from the Bow River and within easy reach of downtown Canmore, this heritage home is a celebration of timeless design and alpine living.