



GRASSROOTS
REALTY GROUP

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18, 164 Rundle Drive
Canmore, Alberta

MLS # A2265911



\$1,279,000

Division:	Hospital Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,242 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, Vie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 480
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: na

This stunning 3-bedroom, 4-bathroom townhome offers over 2,240 sq.ft. of thoughtfully designed living space across three levels. The open-concept main floor features soaring ceilings, skylights, and expansive windows that fill the home with natural light and showcase breathtaking mountain views. The spacious living and dining areas flow seamlessly to a private deck—perfect for morning coffee or entertaining with friends. The lofted upper level provides a bright and flexible space ideal for a home office, studio, or reading nook. Each bedroom is generously sized, including a serene primary retreat with a luxurious 4-piece ensuite. A double-car garage and ample storage make mountain living easy. Perfectly positioned along Rundle Drive, this exceptional property is just steps from the Bow River with immediate access to hiking and biking trails, and only minutes from downtown Canmore's shops and cafés. Don't miss the opportunity to make this mountain retreat your own.