



GRASSROOTS
REALTY GROUP

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1, 105 Rundle Drive
Canmore, Alberta

MLS # A2287623



\$1,350,000

Division:	Hospital Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,843 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Level, Low Maintenance Landscape, No Neig		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 474
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot tub

Tucked into a central original stretch of Canmore, 105 Rundle Drive offers a refined take on low-maintenance mountain living. This end-unit townhome backs onto a forested corridor that gently unfolds toward the Bow River, creating a rare sense of privacy just steps from town. From both the front and rear of the home, mountain views frame daily life—an ever-present reminder of why you’re here. The architecture is layered and intentional. The main living space is elevated to the second level, where an open-concept kitchen and living room draw in natural light and open sightlines to the peaks beyond. Front and back decks extend the living area outdoors, inviting morning coffee in the sun and evening dinners against an alpine backdrop. Upstairs, two spacious bedrooms and a full bath form a calm retreat above it all. On the walkout grade level, a flexible space adapts easily as a third bedroom, media room, or office—complete with its own full bathroom and direct access to the backyard. A private hot tub on the rear patio offers a quiet place to unwind beneath the trees after a day on the trails. A single-car garage keeps gear organized and ready, while the location places you within walking distance of Main Street, the river pathway, and an extensive trail network that defines life in Canmore. For those seeking a lock-and-leave home without sacrificing connection to nature, this is mountain living—edited, simplified, and thoughtfully composed.