



9, 1022 Rundlevie Drive  
Canmore, Alberta

MLS # A2305141



**\$1,099,000**

<b>Division:</b>	Rundlevie Ests		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,721 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 613
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	Multi-Res
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Situated in Rundle Mountain Estates, this well-maintained end-unit townhouse offers a serene forest setting and a quiet, private mountain retreat. With three bedrooms on the upper level and multiple living areas across three levels, the layout is ideal for families or a weekend escape. The bright, open-concept main floor features a functional kitchen, spacious dining area, and inviting living room with a cozy gas fireplace, while large windows bring in natural light and views of the surrounding trees. A two-piece bathroom completes this level. Upstairs, the primary suite includes a walk-in closet, ensuite, and private balcony, alongside two additional bedrooms and a full bath. The lower level provides flexible space for a family room, media area, or extra bedroom, plus laundry and storage. Complete with multiple outdoor spaces, an oversized single garage, and close proximity to Quarry Lake, the Nordic Centre, and downtown amenities.