

**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&ampmdashset 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&rsquo;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&ampmdashperfect 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.