

\$1,399,900 - 2, 107 Rundle Drive, Canmore

MLS® #A2192384

\$1,399,900

3 Bedroom, 4.00 Bathroom, 1,792 sqft
Residential on 0.06 Acres

South Canmore, Canmore, Alberta

Enjoy the Canmore lifestyle without yardwork or snow removal. This beautifully designed 3-bedroom, 4-bathroom townhome by Wilderness Homes is perfectly located for those seeking the best of Canmore living. Just a short walk to downtown, yet nestled near the Bow River, playgrounds, and scenic walking trails, this home offers the ideal mix of convenience and tranquility.

Inside, you'll find a warm and inviting space featuring engineered hardwood floors, a stunning kitchen designed by Bow Valley Kitchens, stainless steel appliances, & a large island—perfect for gatherings. The open-concept living area is highlighted by a stone fireplace, large windows with views of Ha Ling, Rundle, and Grotto. This home backs onto a forest, giving you quiet and privacy with the bow river just behind the trees. Each of the three spacious bedrooms boasts its own ensuite, making this home ideal for families or hosting guests. The primary suite is a peaceful space with vaulted ceilings, expansive windows, and a spa-like bathroom with steam shower and soaker tub. All 3 floors are heated so you don't need slippers here. The main floor bedroom offers a private getaway for guests, teenagers, or even a home office, with direct access to the backyard that frequently welcomes visiting elk. Outdoor living is at its finest here, with two balconies offering different sun exposures—the front for afternoon sun, and the back for morning light and uninterrupted



forest/mountain views, perfect for your morning coffee. With no neighbors behind, you'll enjoy privacy and serenity, making this home a true escape from the everyday. The home was freshly painted 3 years ago with new carpet upstairs. As an added bonus the garage is heated and it comes with a water softener and built in vacuum system.

Location is everything, and this home delivers. A short walk takes you to the Nordic Centre, a playground, riverside trails, and scenic parks, while world-class hiking and biking trails are just a short drive away. Whether you're looking for a weekend escape or a full-time home in the mountains, this townhome is a rare find.

Don't miss out on this rare opportunity to own a stunning townhome in one of Canmore's most sought-after locations. Schedule your private viewing today!

Built in 2007

Essential Information

MLS® #	A2192384
Price	\$1,399,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,792
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address 2, 107 Rundle Drive

Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2L8

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Driveway, In Garage Electric Vehicle Charging Station(s), Single Garage Attached, Front Drive
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows, Steam Room
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater, Water Softener
Heating	Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Heatilator, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 11th, 2025
Days on Market	28
Zoning	R2A

Listing Details

Listing Office Coldwell Banker Mountain Central

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.