

\$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
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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, Front Drive, In Garage Electric Vehicle Charging Station(s), Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Ceiling Fan(s), Closet Organizers, Central Vacuum, Granite Counters, Wood Windows, Natural Woodwork, Recessed Lighting, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Garburator, Gas Cooktop, Tankless Water Heater
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	No Neighbours Behind, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 11th, 2025
Days on Market	51
Zoning	R2A

Listing Details

Listing Office Coldwell Banker Mountain Central

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