

# \$1,640,000 - 3, 103 Rundle Drive, Canmore

MLS® #A2192198

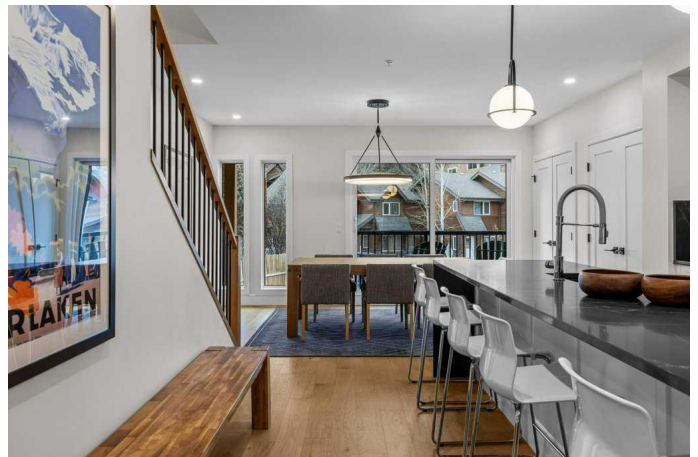
**\$1,640,000**

3 Bedroom, 4.00 Bathroom, 1,983 sqft

Residential on 0.00 Acres

Hospital Hill, Canmore, Alberta

Across the bridge from Main Street, this stunning 3bedroom townhome is only steps away from the Bow River, walking and biking paths and all the perks Downtown Canmore has to offer. One of the many standout features of this property is the rare walkout backyard. Lush greenspace creates a peaceful and private retreat even in the middle of town! The open-concept design boasts chic modern finishes including a show-stopping waterfall island, floor to ceiling windows, large pantry, and 5-burner gas range. The stone-faced gas fireplace adds warmth & style to the living area with 2 decks to choose from. Soak up the sun on the south-facing view deck or unwind in the privacy of the back deck with breathtaking mountain views. Upstairs find 2 bedrooms, each with a private ensuite while the 3rd bedroom is found on the entry level - perfect for friends and family who like a little extra privacy! Additional features include a tandem double car garage, air conditioning, and plenty of storage options. Donâ€™t miss out on this incredible opportunity to live in this sought-after location!!



Built in 2022

## Essential Information

MLS® #	A2192198
Price	\$1,640,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,983
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	3, 103 Rundle Drive
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2L8

### Amenities

Amenities	Snow Removal
Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Central Air Conditioner, Gas Range
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	None, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Private, Creek/River/Stream/Pond, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	91
Zoning	R4 - 4plex

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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