

# \$2,900,000 - 140 Rundle Crescent, Canmore

MLS® #A2237056

**\$2,900,000**

4 Bedroom, 4.00 Bathroom, 3,564 sqft

Residential on 0.19 Acres

Hospital Hill, Canmore, Alberta

With origins rooted in the early 20th century, this storied residence at 140 Rundle Crescent embodies a rare blend of historical integrity and contemporary mountain elegance.

Originally constructed over a century ago and floated down the Bow River from the Georgetown mining site, the home has since been masterfully expanded and restored into a sanctuary of calm and character. Thoughtfully reimaged, the interiors unfold with warm, layered textures and inviting volumes. The second level hosts a tranquil primary retreat and two guest bedrooms, while a lofty third-storey room with private deck offers flexibility as a studio, office, or additional guest space. The main level features a dedicated office or family room, ideal for remote work or hosting. A legal one-bedroom suite above the garage enhances the property's versatility. Set on an 8,471-square-foot R2 duplex lot with lane access, the home is framed by curated outdoor living spaces, mountain views, and a mature garden anchored by a charming greenhouse and shed. Just steps from the Bow River and within easy reach of downtown Canmore, this heritage home is a celebration of timeless design and alpine living.



## Essential Information

MLS® # A2237056

Price \$2,900,000

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,564       |
| Acres          | 0.19        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 140 Rundle Crescent    |
| Subdivision | Hospital Hill          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 2L6                |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Pantry, Storage, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Skylight(s), Separate Entrance, Walk-In Closet(s) |
| Appliances        | Refrigerator, Window Coverings, Dishwasher, Garage Control(s), Oven, Range, Washer/Dryer                                                               |
| Heating           | Zoned                                                                                                                                                  |
| Cooling           | None                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 4                                                                                                                                                      |
| Fireplaces        | Gas, Den, Family Room, Great Room, Other                                                                                                               |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Crawl Space, Partial                                                                                                                                   |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Balcony, Private Entrance                                            |
| Lot Description   | Lawn, Back Lane, Landscaped, Level, No Neighbours Behind, Private, Street Lighting |
| Roof              | Metal                                                                              |
| Construction      | Stone, Wood Siding                                                                 |
| Foundation        | Combination                                                                        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 120            |
| Zoning         | R2             |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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