

# \$3,200,000 - 140 Rundle Crescent, Canmore

MLS® #A2237056

**\$3,200,000**

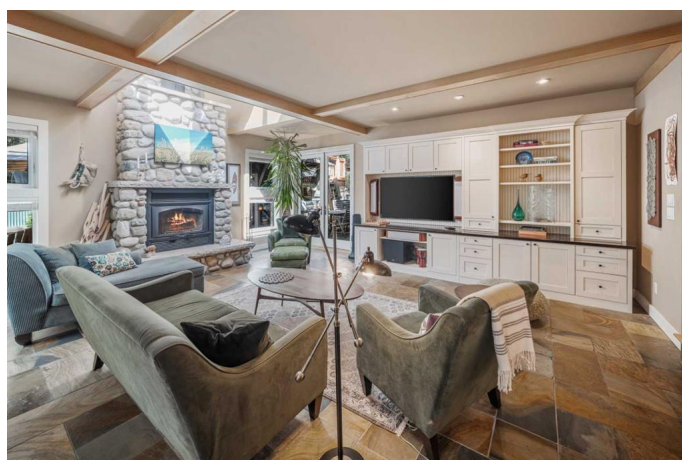
4 Bedroom, 4.00 Bathroom, 3,564 sqft

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

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Price \$3,200,000

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	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### Interior

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

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, 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	3
Zoning	R2

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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