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118 Rundle Drive
Canmore, Alberta

MLS # A2347447



$2,597,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 Storey, Attached-Up/Down		
Size:	3,032 sq.ft.	**Age:**	1993 (33 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Level, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Stucco, Wood Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Prime Canmore Investment & Development Opportunity located just steps from downtown shopping, the Bow River walking and biking trails, and the Canmore Nordic Centre, this exceptional income property offers a rare combination of lifestyle, revenue potential and future redevelopment opportunities. Pride of ownership is evident throughout the well-maintain property, with extensive renovations and upgrades completed over the past 10 years, including a new roof, furnace, hot water tank replacement and tree removal. The main residence is configured as an Up/Down duplex, with each unit featuring two bedrooms, one bathroom, a private entrance, storage, shed and separate ensuite laundry. Adding to the property’s income potential is a bright sun filled in-law suite situated above the detached garage. Outside, mature landscaping creates a private and inviting setting on a large private R2 zoned lot, complemented by multiple large, spacious decks that provide fantastic areas for entertaining, relaxing, and enjoying Canmore’s mountain surroundings. Alleyway access and oversized driveway with ample off-street parking. Whether you’re seeking a turnkey investment property, a multigenerational living arrangement, or a future redevelopment site, this property offers outstanding flexibility and long-term value in one of Canmore’s most desirable locations. A must see!

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