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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

126B Rundle Crescent
Canmore, Alberta

MLS # A2354662

$1,885,000

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,602 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	4	**Baths:**	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	In Floor, Hot Water	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Stone, Stucco, Wood Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/a

Half duplex in a private yet central location. Ideally situated on a quiet crescent, this three level half duplex offers a rare combination of privacy, spectacular mountain views and convenient access to Canmore’s best amenities. Backing onto a treed reserve, the home enjoys a peaceful setting with captivating valley and mountain vistas. The main level features a spacious, open concept design with a generous kitchen, dining and living area, highlighted by vaulted ceilings and a striking fireplace. Large windows bring the surrounding mountain scenery indoors, while the living space extends onto an expansive deck. The primary suite is conveniently located on this level, complete with a walk in closet, ensuite bath with steam shower and tranquil forest views. Two additional bedrooms on the upper level provide comfortable accommodation, while the lower level offers a versatile family room or fourth bedroom with built in Murphy bed to suit your needs. Double attached garage along with an oversized paved driveway complete the home.

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