

\$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

MLS® # A2237056

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, Storage, Walk-In Closet(s), Skylight(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, Great Room, Den, 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	55
Zoning	R2

Listing Details

Listing Office	Sotheby's International Realty Canada
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