

16, 100 Rundle Drive  
Canmore, Alberta

MLS # A2283037



**\$819,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** N/A

Thoughtfully designed 3-bedroom, 2.5-bath townhome with mountain views just minutes from downtown. The open-concept main floor features hardwood flooring throughout, granite countertops, and a carefully designed kitchen with stainless steel appliances, rich wood cabinetry, and a built-in wine holder, flowing seamlessly into a cozy, inviting living room that offers a warm and comfortable space to relax after a day in the mountains. A convenient half bath and stacked laundry complete this level. Upstairs, the spacious primary bedroom includes a beautifully finished ensuite, along with 2 additional bedrooms and a full bathroom, with stunning east and west facing mountain views from the upper level. The home also offers in-unit storage plus additional secure storage in a separate building, ideal for bikes, skis, and all your mountain gear. The Bow River trail system is just one block away, with a playground steps from the front door, and schools, downtown shopping, and Main Street all within a short walk, making this an exceptional opportunity to enjoy mountain living with everyday convenience.