

**4 Mount Rundle Place
Canmore, Alberta**
MLS # A2229973

\$2,048,000

Division:	Town Centre_Canmore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Tile Counters		

Inclusions: NA

A truly rare opportunity to own a one-of-a-kind property in the heart of downtown Canmore, backing directly onto the Pond. This R1 lot spans 5,304 sq.ft and offers unmatched views—mountain vistas to the southwest including the iconic Three Sisters, Lawrence Grassi Ridge, and Ha Ling Peak, and tranquil pond views to the north. This exceptional location blends the convenience of downtown living with the peacefulness of waterfront serenity. Step outside to enjoy skating on the pond in winter, while in summer, a graceful blue heron often visits. Elk is frequently spotted in the park across the street, adding to the natural charm of the area. Just a short walk to Main Street, restaurants, shops, schools, the Canmore golf course, and extensive trails that also lead to the Bow River. The existing home has been well maintained over the years, making it suitable for immediate occupancy or long-term investment while you plan your dream mountain retreat.