

\$625,000 - 201, 200 Three Sisters Drive, Canmore

MLS® #A2210724

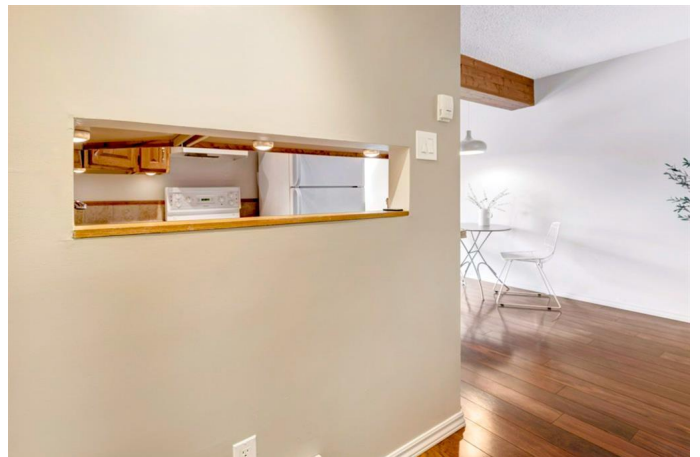
\$625,000

2 Bedroom, 2.00 Bathroom, 380 sqft

Residential on 0.00 Acres

Hospital Hill, Canmore, Alberta

Live the mountain lifestyle in this bright and beautifully maintained 2-bedroom, 1.5-bathroom corner townhome—ideally located just steps from the Bow River, downtown Canmore, the Nordic Centre, and endless hiking and biking trails. Whether you're an outdoor enthusiast, a full-time local, or searching for a Canmore recreational property (note: short term/nightly rentals are not permitted in this location), this home offers the perfect blend of convenience, comfort, and Rocky Mountain charm. Positioned in a prime Canmore location, you'll enjoy walkable access to shops, restaurants, caf  s, and everyday amenities, all while being surrounded by breathtaking scenery. Inside, the home features wide plank flooring, renovated bathrooms, and custom built-in closets. Enjoy the abundance of natural light from the end-unit windows and relax on the generous private deck with unobstructed views of the iconic Three Sisters peaks. An extra outdoor storage room on the deck and a covered parking stall with a second private entrance on the lower level add to the home's functionality. Additional highlights include: Triple-pane windows and patio doors (2022), custom window coverings, including blackout blinds in both bedrooms, newer hot water tank. Total livable space of 943.68 sq ft (note: RMS size reflects main level only due to hillside construction making the 2 lower levels below grade on the one side, excluding them from the highlighted 'total' square footage, but offer



beautiful, 2nd story views and a walkout level).
This is an incredible opportunity to own in one of the most sought-after mountain communities in Alberta. Whether you're house hunting in Canmore, the Bow Valley, or the Canadian Rockies, this townhome offers both adventure at your doorstep and the serenity of a true mountain retreat.

Built in 1982

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2210724 |
| Price | \$625,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 380 |
| Acres | 0.00 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 201, 200 Three Sisters Drive |
| Subdivision | Hospital Hill |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 2M1 |

Amenities

| | |
|----------------|------------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Carport, Covered |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Boiler, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Stone, Wood Burning |
| Has Basement | Yes |
| Basement | Partial, Walk-Out |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | None |
| Lot Description | Views |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 9 |
| Zoning | R4 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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