

# \$979,000 - 105, 200 Three Sisters Drive, Canmore

MLS® #A2228737

**\$979,000**

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Residential on 0.00 Acres

Hospital Hill, Canmore, Alberta

Three bedroom townhome walking distance to downtown. Thoughtfully updated property, offering nearly 1,800 sq ft of comfortable living across three well-designed levels. The main floor boasts a bright, functional kitchen that flows seamlessly into a spacious living room with a cozy fireplace and an inviting dining area – perfect for everyday living or entertaining. Step outside to the oversized deck, ideal for soaking up the sun or hosting relaxed outdoor gatherings. Upstairs, you'll find three generously sized bedrooms and a four-piece bathroom, providing plenty of space for the whole family. The fully developed lower level adds even more living space with a large family room and ample storage options. Additional highlights include an attached carport with room for two cars and separate storage – perfect for bikes, skis and seasonal gear. Located in a well-maintained, professionally managed complex just minutes from downtown, the Bow River and endless hiking and biking trails, this home offers the best of both convenience and lifestyle.

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2228737  |
| Price     | \$979,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,208         |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 105, 200 Three Sisters Drive |
| Subdivision | Hospital Hill                |
| City        | Canmore                      |
| County      | Bighorn No. 8, M.D. of       |
| Province    | Alberta                      |
| Postal Code | T1W 2M1                      |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Snow Removal, Trash |
| Parking Spaces | 1                            |
| Parking        | Carport                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Wood Burning                                                          |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Partially Finished                                              |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 65             |
| Zoning         | DC-41-1980     |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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