

# \$1,795,500 - 252 Three Sisters Drive, Canmore

MLS® #A2239562

**\$1,795,500**

4 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.01 Acres

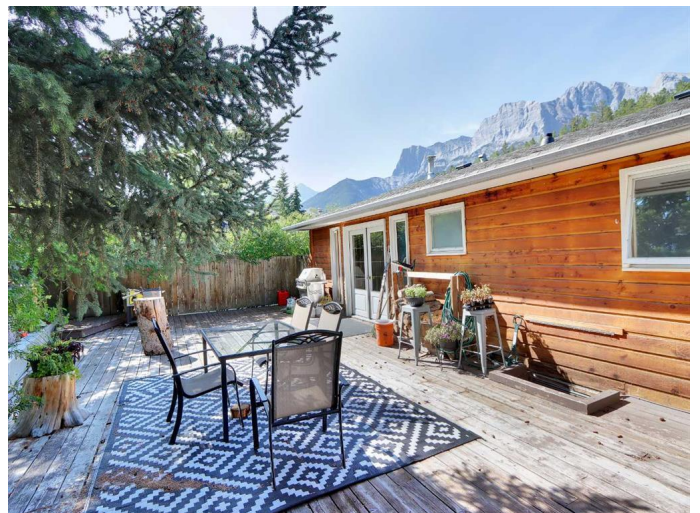
Hospital Hill, Canmore, Alberta

This is your chance to own a spacious home on an impressive 60-foot-wide R2 zoned lot, offering 7,200 square feet of future development potential in one of Canmore's most desirable neighborhoods. The upper level welcomes you with a thoughtfully designed open floor plan featuring an upgraded kitchen, cozy living spaces, three generous bedrooms, two full bathrooms, and a built-in office space ideal for remote work or study. The lower level, accessible through a separate entrance, includes a private one-bedroom suite complete with a full kitchen, comfortable living area, and access to shared laundry. Storage is abundant throughout the home plus the convenience of a single attached garage plus off-street parking. Outside, the backyard is a true retreat. Step onto the huge private deck and take in the breathtaking mountain views that surround the peaceful yard, a rare setting that delivers privacy and beauty in equal measure.

Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239562    |
| Price          | \$1,795,500 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,596       |



|            |             |
|------------|-------------|
| Acres      | 0.01        |
| Year Built | 1967        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 252 Three Sisters Drive |
| Subdivision | Hospital Hill           |
| City        | Canmore                 |
| County      | Bighorn No. 8, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T1W2M4                  |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### **Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Suite, Partial                                                                |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony                                                |
| Lot Description   | Low Maintenance Landscape, Garden, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Wood Siding                                            |
| Foundation        | Poured Concrete                                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 73              |

Zoning

R2

## **Listing Details**

Listing Office

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