# \$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 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 94

Zoning R2

# **Listing Details**

Listing Office ROYAL LEPAGE SOLUTIONS

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