



**GRASSROOTS**

REALTY GROUP

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201G, 1101 Three Sisters Parkway  
Canmore, Alberta

MLS # A2297231



**\$860,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 258
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	Res Multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** NA

Located in the highly desirable Three Sisters Mountain Village, this meticulously maintained single-level end unit presents an open-concept floor plan with modern finishes. The kitchen boasts sleek quartz countertops, stainless steel appliances, and luxury vinyl plank flooring, seamlessly extending to the spacious deck. The unit features two large bedrooms and two bathrooms, with lovely mountain views. Residents enjoy easy access to nearby hiking and biking trails, playgrounds, the renowned Stewart Creek Golf Course, and in close proximity to "The Gateway" commercial space, which promises an IGA along with additional amenities. The property includes a single attached garage and a separate heated gear and storage area, ideal for full-time living or a weekend retreat—all complemented by low condo fees!