



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102, 200 Three Sisters Drive
Canmore, Alberta

MLS # A2318341



\$849,000

Division:	Hospital Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,144 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 826
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions: Furniture etc can be negotiated

Charming Three-Bedroom Townhome in Hospital Hill — 200 Three Sisters Drive. Tucked into the established and tree-lined Hospital Hill neighbourhood, this three-bedroom, two-bathroom townhome offers the kind of space, character, and location that rarely comes available in Canmore. Just a short stroll from downtown and the river, this is genuine mountain living without the compromise. Spanning 1,673 square feet across three levels, the home opens into a bright, inviting entryway before flowing into a spacious open-concept main floor. The living room is anchored by a striking full-height stacked stone wood-burning fireplace — a rare and coveted feature — while oversized windows frame views of the surrounding neighbourhood and mountain peaks beyond. Step through the sliding doors onto your private balcony with flower planters and a peaceful treed outlook. The updated kitchen is a standout, featuring white shaker cabinetry, KitchenAid stainless steel appliances, dark quartz countertops, a subway tile backsplash, and a peninsula with bar seating — perfect for casual mornings or entertaining guests. The adjacent dining area is bright and airy, with a statement woven pendant light and easy access to both the kitchen and living spaces. Upstairs, three well-sized bedrooms offer carpeted comfort and mountain views. A beautifully updated bathroom with tub/shower combo for the top floor and a second four-piece bathroom, which includes a large jetted soaker tub can on the lower level. The lower level provides an unfinished basement — a generous blank canvas ideal for gear storage, a home gym, workshop, or future development — plus a dedicated Samsung washer and dryer. Additional highlights include an attached shared garage plus one additional parking stall in front, and a residential zoning in one of

Canmore's most walkable and sought-after neighbourhoods.