

# \$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

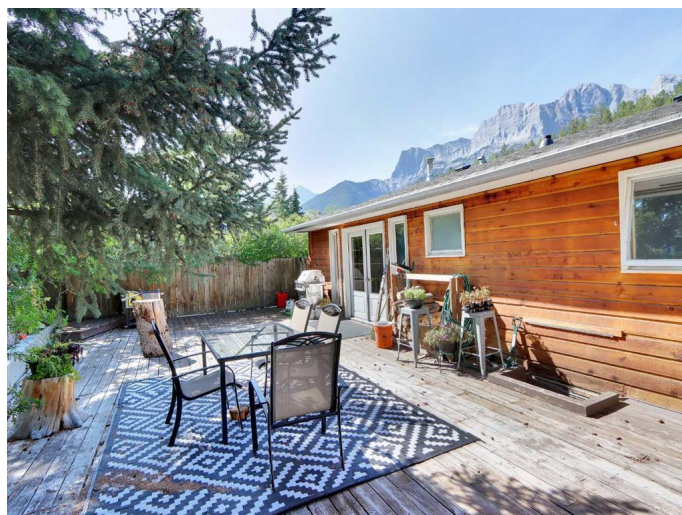
Hospital Hill, Canmore, Alberta

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	4

Zoning R2

## Listing Details

Listing Office ROYAL LEPAGE SOLUTIONS

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