

# \$2,595,000 - 204 Grassi Place, Canmore

MLS® #A2233062

**\$2,595,000**

4 Bedroom, 3.00 Bathroom, 2,192 sqft

Residential on 0.15 Acres

Hospital Hill, Canmore, Alberta

Tucked into a quiet cul-de-sac on Hospital Hill in Canmore, this warm and inviting 4-bedroom, 3-bath home offers over 2,900 sq ft of thoughtfully designed living space—perfect for multi-generational living and entertaining. The heart of the home is the main floor, featuring soaring wood-vaulted ceilings, a comfortable living room, and a gorgeous sunroom with wood-panelled vaulted ceilings and walls of windows, flooding the space with natural light. Overlooking a private greenspace and with access to the backyard, it's™ ideal for lounging, dining year-round, and effortlessly expanding your living area. The fully equipped kitchen includes a cozy breakfast nook. Two generously sized bedrooms, a full bath, and a spacious front deck complete this level. The entire second floor offers a huge primary bedroom retreat. Unwind in the spacious seating area, rejuvenate in the 3-piece ensuite, or enjoy your morning coffee on the private balcony with mountain views—your own tranquil escape. Downstairs, the fully finished walk-in suite is built for flexibility—it boasts a rec room, additional bedroom, full kitchen, laundry, and entry to the attached garage. With its separate entrance, this level could easily function as a private rental suite with strong income potential or comfortable accommodation for extended family. Outdoors, enjoy a low-maintenance landscaped backyard, complete privacy backing onto greenspace, and a unique studio or



bunkhouse. Whether you're looking to settle into a full-time family home or enjoy weekend escapes with ancillary income potential, this property offers a unique combination of versatility, privacy, and a true connection to the mountain lifestyle. Set in one of Canmore's most desirable neighborhoods—walking distance to downtown shops, cafés, restaurants, and just steps from the Nordic Centre and a surrounding wildlife corridor—this is a rare opportunity to own a home that balances tranquility with unbeatable convenience. Don't miss the chance to make this retreat your own.

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233062    |
| Price          | \$2,595,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,192       |
| Acres          | 0.15        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 204 Grassi Place       |
| Subdivision | Hospital Hill          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W2N3                 |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                          |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Beamed Ceilings, Chandelier, French Door, Skylight(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer                                               |
| Heating           | Natural Gas, Fireplace(s)                                                                                                                               |
| Cooling           | None                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Mantle, Stone, Wood Burning, Living Room, Raised Hearth                                                                                                 |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full, Exterior Entry                                                                                                                          |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                                   |
| Lot Description   | Back Yard, Low Maintenance Landscape, Backs on to Park/Green Space, Cul-De-Sac, Private, Treed |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Mixed                                                                                          |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 78              |
| Zoning         | Residential     |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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