

\$875,000 - 109, 200 Three Sisters Drive, Canmore

MLS® #A2260122

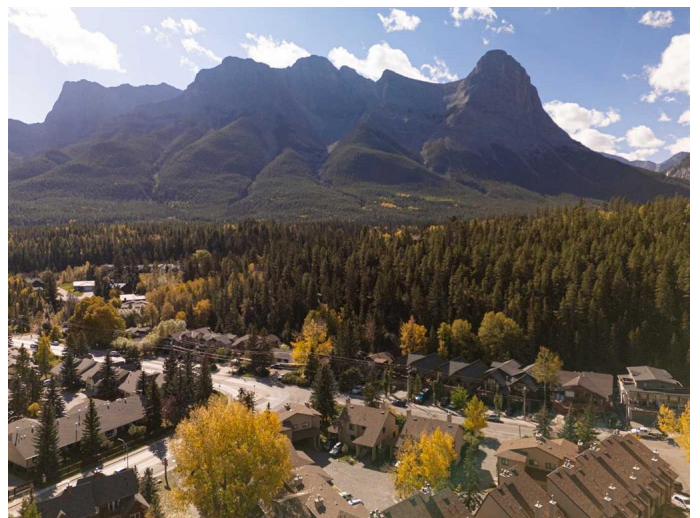
\$875,000

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.09 Acres

Hospital Hill, Canmore, Alberta

WOW!!! What a great new price for a home in Canmore! A tremendous opportunity to own an outstanding mountain retreat! Welcome to your slice of heaven in majestic Canmore! Tucked away in the tranquil complex of Three Sisters Place, this inviting townhome truly offers it all – breathtaking mountain views, direct access to walking and biking paths, and a pleasant stroll to the Bow River and downtown! The exceptionally well-maintained unit offers nearly 1100 SF of relaxed living space including 3 bedrooms and 1.5 baths. A charming living room centers around a cozy wood-burning fireplace making for the perfect spot to relax after a day on the slopes. The functional kitchen boasts ample cabinetry, stainless steel appliances, and a portable island while the bright dining area easily seats 10. A stylish powder room with a sliding barn door completes the main floor. The beautiful luxury plank flooring continues up the stairs and across the second level. The generous primary bedroom comfortably accommodates a king-sized bed and features a large closet. Two additional bedrooms and a 4-piece bathroom with quartz counter and vessel sink round off the upper level. The unspoiled lower level offers excellent potential to develop an additional 600 sq. ft. of living space while currently accommodating laundry, a home gym, and abundance of year-round gear. Outside, an airy deck opens directly to a walking path, perfect for walking the dog (pets allowed with restrictions) and a stunning Three



Sisters Mountain vista. Other notable highlights of this special gem include 1) covered tandem parking, 2) triple pane Lux windows and sliding door (2020), 3) new LVP, baseboards, lighting fixtures, all in the last 5 years, and plumbing (toilets, sinks, fixtures) all updated. Ideally located, this picture-perfect townhome allows you to fully enjoy the Canmore lifestyle “ from exploring endless trails and paddleboarding on pristine waters, to mountain biking rugged paths or strolling to your favourite downtown pub. This exceptional property combines Canmore charm, thoughtful updates, and unbeatable Rocky Mountain acces.

Built in 1981

Essential Information

MLS® #	A2260122
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	109, 200 Three Sisters Drive
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2M1

Amenities

Amenities	Bicycle Storage, Visitor Parking
Parking Spaces	2
Parking	Carport

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, No Neighbours Behind, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	38
Zoning	R3

Listing Details

Listing Office	Coldwell Banker Mountain Central
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