

\$899,900 - 109, 200 Three Sisters Drive, Canmore

MLS® #A2260122

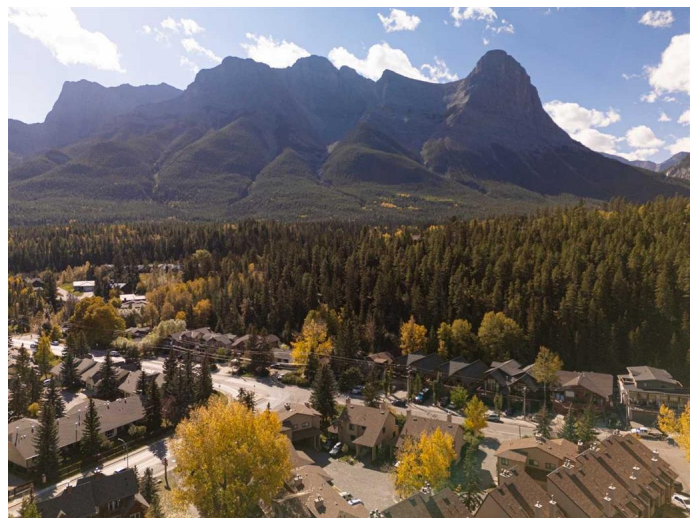
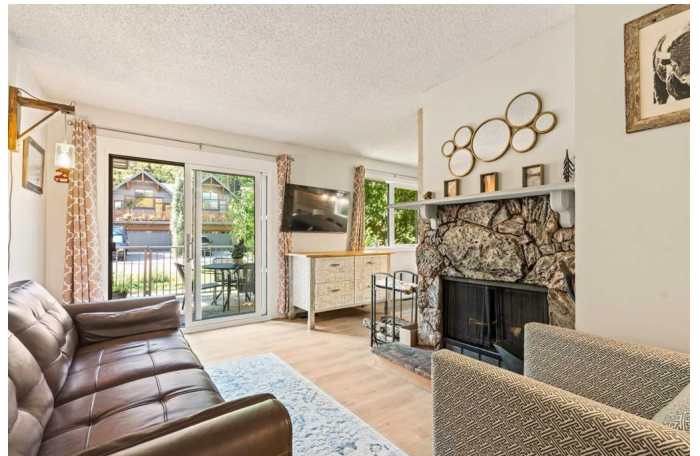
\$899,900

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.09 Acres

Hospital Hill, Canmore, Alberta

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 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	\$899,900
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
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Interior

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

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

Date Listed	September 26th, 2025
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Days on Market	16
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Zoning	R3
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Listing Details

Listing Office	Coldwell Banker Mountain Central
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