

# \$2,775,000 - 204 Grassi Place, Canmore

MLS® #A2233062

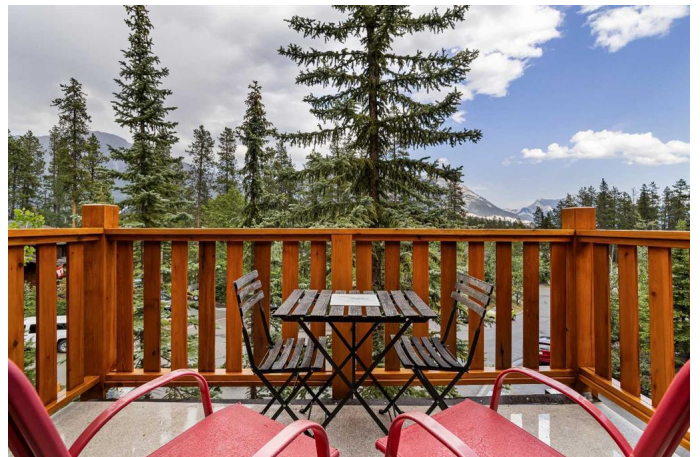
**\$2,775,000**

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 an expansive sunroom flooded with natural light—ideal for lounging and dining year-round. 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 suit 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 suite. Outdoors, enjoy a low-maintenance landscaped backyard and a unique studio or bunk house. 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, bordering on a wildlife corridor, walking



distance from downtown and the Nordic Center. This is a rare opportunity to own a home that effortlessly adapts to your needs- Donâ€™t miss the opportunity to make this home your own.

Built in 1990

### Essential Information

MLS® #	A2233062
Price	\$2,775,000
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	Beamed Ceilings, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 20th, 2025
Days on Market	55
Zoning	Residential

## Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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