\$1,774,800 - 252 Three Sisters Drive, Canmore

MLS® #A2239562

\$1,774,800

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 \$1,774,800

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 Pad, Single Garage Attached

of Garages 1

Interior

Interior Features Laminate Counters

Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window

Coverings, Gas Stove

Heating Forced Air

Cooling None
Has Basement Yes
Basement Partial

Exterior

Exterior Features Balcony

Lot Description Garden, Low Maintenance Landscape, Standard Shaped Lot

Roof Asphalt Shingle
Construction Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed July 15th, 2025

Days on Market 109

Zoning R2

Listing Details

Listing Office ROYAL LEPAGE SOLUTIONS

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