

\$2,335,000 - 245b Three Sisters Drive, Canmore

MLS® #A2246258

\$2,335,000

4 Bedroom, 5.00 Bathroom, 1,965 sqft

Residential on 0.81 Acres

Hospital Hill, Canmore, Alberta

Brand New Luxury Half Duplex – Over 2,800 Sq Ft | Backing Onto Greenspace | Steps to Nordic Centre. This stunning new half duplex offers over 2,800 square feet of refined mountain living, perfectly positioned on a quiet street just a 5-minute walk to downtown Canmore and steps from the world-renowned Nordic Centre. Designed with attention to detail throughout, the main level features vaulted wood ceilings, an open-concept living area, and a spacious primary suite with a spa-like 5-piece en-suite. Two large decks provide breathtaking mountain views, ideal for relaxing or entertaining. The walk-out lower level is built for gathering, with a generous family room, gas fireplace, and custom wet bar, opening to a private covered patio that backs directly onto peaceful greenspace. Upstairs, you’ll find two more spacious bedrooms, each with their own en-suites featuring oversized tiled showers. This home delivers high-end comfort in a serene, adventure-ready location with direct access to hiking, biking, and cross-country ski trails right out your door.

Built in 2025

Essential Information

MLS® #	A2246258
Price	\$2,335,000



Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,965
Acres	0.81
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	245b Three Sisters Drive
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2M2

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard
Lot Description Environmental Reserve, Front Yard, Low Maintenance Landscape, No
 Neighbours Behind, Private, Views
Roof Asphalt Shingle
Construction Cement Fiber Board, Stucco
Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025
Days on Market 68
Zoning r2

Listing Details

Listing Office RE/MAX Alpine Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.