



GRASSROOTS
REALTY GROUP

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**220, 200 Three Sisters Drive
Canmore, Alberta**

MLS # A2243228



\$499,900

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Hospital Hill | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 652 sq.ft. | Age: | 1982 (43 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Low Maintenance Landscape | | |

| | | | |
|--------------------|--|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 303 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco | Zoning: | DC-41-1980 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance | | |

Inclusions: N/A

Bright and beautifully appointed, this one-bedroom retreat offers sweeping mountain views from an expansive, sun drenched balcony. Nestled within a well-managed and meticulously maintained complex, the home features a spacious main living area with a charming wood-burning fireplace, a functional kitchen, and an inviting dining space. Step out from the living room onto a generous deck that captures breathtaking panoramic vistas of the surrounding peaks. The home is complete with a large bedroom, a full bathroom, a dedicated laundry room, and ample in-unit storage. An assigned parking stall is included, and the location provides easy access to downtown Canmore, the Bow River, and an abundance of scenic hiking and biking trails.