



GRASSROOTS
REALTY GROUP

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**283, 91B Three Sisters Drive
Canmore, Alberta**

MLS # A2245452



\$899,000

Division:	Homesteads		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,070 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Unassigned		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Central, Natural Gas

Floors: Carpet, Slate

Roof: Asphalt Shingle

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 1,362

LLD: -

Zoning: CRD

Utilities: -

Inclusions: All furnishings, artwork, decor, linens, electronics, kitchen appliances, housewares - sold 'turn-key

Welcome to 283-91B Three Sisters Drive, a rare opportunity to own a 2 bed, 2 bath visitor accommodation unit in one of Canmore's most peaceful and picturesque settings. Located at the top of Three Sisters Drive, this property offers a serene escape surrounded by forest, mountain views, and walking trails—worlds away from the high-traffic, high-density zones where most short-term rentals are located. This fully furnished condo features an open-concept layout with a cozy window-framed gas fireplace, spacious kitchen and dining area, and a luxurious jetted soaker tub in the primary suite—perfect for unwinding after a day of adventure. Enjoy your morning coffee or evening glass of wine from your quiet patio, breathing in fresh alpine air. On-site amenities include indoor and outdoor hot tubs, a fitness area, and heated underground parking—ideal for year-round use. Under the Visitor Accommodation land use, full-time living is not permitted, but owners have the flexibility to either keep the unit for personal recreational use or generate income through the professionally managed rental pool. A restrictive covenant is in place requiring that any rentals be managed by the on-site management company, providing a turnkey solution for those looking for a hands-free income property. Whether you're seeking a private mountain retreat for friends and family or an easy-to-manage vacation rental, this condo delivers both lifestyle and value in a truly one-of-a-kind location. Enjoy immediate access to hiking and biking trails, with quick driving connections to the Trans-Canada Highway, downtown Canmore, Quarry Lake, and Banff National Park. With the planned Three Sisters Gateway commercial hub just minutes away, future conveniences will only enhance this already exceptional location. Don't miss your

chance to own a quiet, well-managed short-term rental property in one of Canmore’s most scenic and low-density neighbourhoods. Reach out today to book a private showing.