



**206, 200 Three Sisters Drive
Canmore, Alberta**

MLS # A2292073



\$675,000

Division:	Hospital Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	433 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport, Covered		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: built in desk in primary bedroom, shelving in storage/mech room

A thoughtfully designed and updated townhouse just steps to the Bow River, walking and biking trails, and all downtown amenities. The kitchen has been opened up to the main living space, offering all day light and views through the entire main floor. Hardwood floors and additional cabinetry bring convenience and comfort to this preferred location. Check out the fabulous south facing views to Three Sisters and Ha Ling. With visitor parking stalls right out the front door, your friends can pop right in to enjoy a coffee from the coffee station and it's easy to load groceries right into the kitchen. The middle level features two bedrooms, full bath, and laundry in the most practical space. The walkout level provides additional storage, utility room, and covered carport, with access to storage for your gear right at the parking level. No more scraping your windshield in the morning! Lots of built in storage areas. A comfortable and cozy condo right on the valley floor with views galore!