



**261 Three Sisters Drive  
Canmore, Alberta**

**MLS # A2127380**



**\$1,950,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Visit REALTOR® website for additional information. Duplex Lot Available for Redevelopment on Hospital Hill! This exceptional 70' x 120' R2 lot is nestled in a sought-after Canmore neighborhood adorned with upscale duplex residences. Don't miss out on this remarkable opportunity to claim one of the few remaining parcels featuring a picturesque forest backdrop. Enjoy the tranquility of the surroundings with breathtaking vistas of the Three Sister and other majestic mountains. Perfectly positioned, it's just a brief stroll to Main Street and the Bow River and Canmore's extensive trail network, or a quick hike to Quarry Lake and the renowned Canmore Nordic Centre. Consider leasing now and building later, providing peace of mind throughout the planning stages. It's important to note that this property comes with no seller warranties and is sold "As Is and Where Is."