



**304, 200 Three Sisters Drive
Canmore, Alberta**

MLS # A2190080



\$630,000

Division:	Hospital Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	398 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 467
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

962 sq ft AFFORDABLE 2 BEDROOM CONDO IN A FABULOUS LOCATION. You will find this charming 2-bedroom, 2-bathroom condo perfectly situated close to downtown and river trails. Boasting stunning south-facing mountain views, this unique multi-level home combines comfort, convenience, and great views. The top floor features an inviting main living area with a cozy wood-burning fireplace, perfect for relaxing evenings. Step out onto the deck and soak in the phenomenal views, ideal for morning coffee or sunset unwinding. On the middle level, you'll find two bedrooms, a full bathroom, and a convenient in-unit laundry area, ensuring everyday living is a breeze. The entry-level offers a covered carport, making coming and going effortless while keeping your vehicle protected. Enjoy the best of both worlds with easy access to nature and to the Town. Don't miss this opportunity to make this beautiful condo your new home!