



206, 200 Three Sisters Drive  
Canmore, Alberta

MLS # A2194212



**\$630,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Hospital Hill         |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 3 Storey              |               |                   |
| <b>Size:</b>     | 426 sq.ft.            | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Carport               |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | See Remarks           |               |                   |

|                    |                        |                   |           |
|--------------------|------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Natural Gas | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Ceramic Tile           | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | \$ 465    |
| <b>Basement:</b>   | None                   | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stucco, Wood Frame     | <b>Zoning:</b>    | Res Multi |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Separate Entrance      |                   |           |

**Inclusions:** n/a

If you're looking for the perfect place to call home in Canmore, this charming 2-bedroom, 2-bathroom townhome is a must-see, a thoughtful layout that maximizes space and comfort. Located just steps from downtown and the Bow River, with easy access to the bus route, this home offers convenience, comfort, and breathtaking south-facing mountain views of Three Sisters and Ha Ling. Spread across three levels, the main level features an open-concept kitchen, dining, and living area, complete with a cozy gas fireplace and access to your private balcony—the perfect spot to soak in those stunning views. On the middle level, you'll find two well-sized bedrooms and a full bathroom, creating a quiet retreat from the main living space. The lower level provides additional storage, a utility room, and a covered carport for added convenience. Plus, enjoy the perks of in-unit laundry. This is an incredible opportunity to get into the Canmore market.