

**231 Three Sisters Drive
Canmore, Alberta**

MLS # A2297333



\$2,200,000

Division:	Hospital Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,298 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape		

Heating: Forced Air

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2A

Utilities: -

Inclusions: None

Visit REALTOR® website for additional information. Exceptional 80' x 140'; R2A lot offering the potential for up to four units in a well-established and highly desirable Canmore neighbourhood. Surrounded by quality duplex developments and featuring a private forested backdrop, this parcel combines strong redevelopment fundamentals with premium lifestyle appeal. The location supports long-term value—walking distance to Main Street, the Bow River, and trail systems, with close proximity to Quarry Lake and the Canmore Nordic Centre. Flexible hold strategy: generate interim rental income while advancing development plans and approvals. Sold "As Is, Where Is," with no seller warranties. A scarce opportunity for builders and investors looking to secure a foothold in Canmore's limited land market.