

**231 Three Sisters Drive**  
**Canmore, Alberta**

**MLS # A2297333**



**\$2,200,000**

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