

**220, 200 Three Sisters Drive
Canmore, Alberta**

MLS # A2243228



\$499,900

Division:	Hospital Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	652 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	DC-41-1980
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Bright and beautifully appointed, this one-bedroom retreat offers sweeping mountain views from an expansive, sun drenched balcony. Nestled within a well-managed and meticulously maintained complex, the home features a spacious main living area with a charming wood-burning fireplace, a functional kitchen, and an inviting dining space. Step out from the living room onto a generous deck that captures breathtaking panoramic vistas of the surrounding peaks. The home is complete with a large bedroom, a full bathroom, a dedicated laundry room, and ample in-unit storage. An assigned parking stall is included, and the location provides easy access to downtown Canmore, the Bow River, and an abundance of scenic hiking and biking trails.