

**264 Three Sisters Drive  
Canmore, Alberta**

**MLS # A2095880**



**\$1,920,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air

**Water:** -

**Floors:** Other

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** 29-24-10-W5

**Exterior:** Wood Frame, Wood Siding

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Visit REALTOR website for additional information. Discover a captivating blend of potential and location in this Cottage/Redevelopment Opportunity! Situated within walking distance of the Nordic Centre and Main Street, this property is perfectly positioned on the sunny side of Hospital Hill. Boasting 7,200 sq ft of R2-zoned land, it's a canvas ready for your vision &ndash; whether that's a duplex or your dream mountain home. The existing 3 bed/1 bath home provides privacy, postcard-worthy mountain views, and a backyard oasis. Imagine your summer days spent in a place where every moment feels special &ndash; with no backyard neighbors to interrupt your tranquility. It's important to note that this property comes with no seller warranties and is sold "As Is and Where Is." Embrace the opportunity to rebuild in a desirable neighborhood where the potential is as spectacular as the mountain views.