



297 Three Sisters Drive Canmore Alberta

\$1,595,000

Searching for an R2 Zoned property in the sought-after Hospital Hill neighborhood of Canmore? This property presents an excellent investment opportunity, whether you're aiming to build equity in a home or considering renting it out while planning future construction. Featuring a spacious corner lot backing on to a quaint green space, it offers numerous possibilities for your future in the charming mountain town of Canmore, Alberta. Conveniently located within walking distance to the town's paddle-friendly reservoir, the world-class Nordic Centre, and the town swimming hole, while just a short distance from the Bow River and downtown amenities, this location truly has it all, including breathtaking mountain views. The home, built in circa 1952, has been recently updated with new flooring throughout the main level, fresh paint, new kitchen counter top and sink, while also retaining some of its original charm, and awaits your personal touch; or alternatively, the lot is perfectly suited for a new duplex development. Two bedrooms, an office space, large living room and cozy kitchen upstairs, plus a one bedroom and Den suite downstairs, each level features a gas-assisted, wood-burning fireplace, bathroom and ample living space. Discover the potential this property offers. (id:6769)

4pc Bathroom 11.83 Ft x 10.67 Ft

Bedroom 11.92 Ft x 9.58 Ft

Den 12.00 Ft x 9.58 Ft

Kitchen 12.83 Ft x 6.58 Ft

Recreational, Games room 20.50 Ft x 26.50 Ft

Furnace 12.17 Ft x 7.75 Ft

3pc Bathroom 6.50 Ft x 4.92 Ft

Bedroom 11.50 Ft x 15.42 Ft

Den 13.42 Ft x 9.58 Ft

Kitchen 12.83 Ft x 9.83 Ft

Living room 12.17 Ft x 15.50 Ft

Primary Bedroom 13.25 Ft x 15.42 Ft

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