

# \$3,187,170 - 219 Three Sisters Drive, Canmore

MLS® #A2202316

**\$3,187,170**

0 Bedroom, 0.00 Bathroom,  
Land on 0.35 Acres

Hospital Hill, Canmore, Alberta

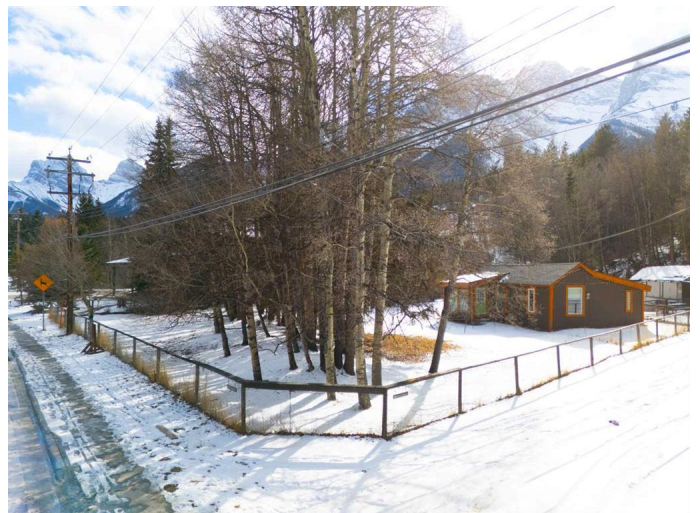
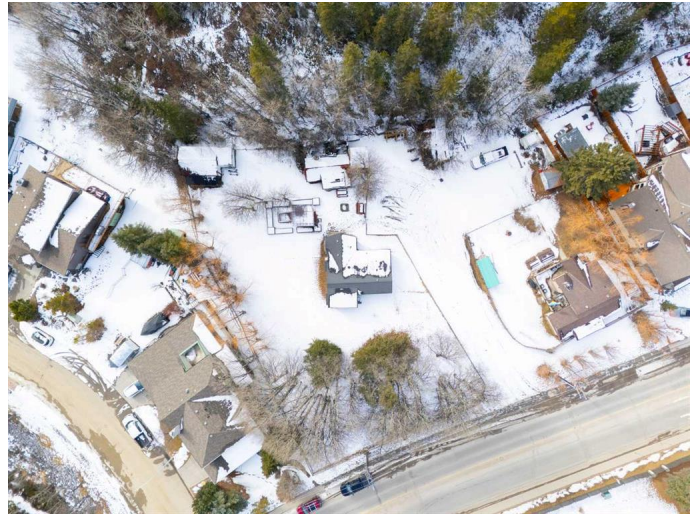
Nestled in the heart of Canmore, this rare opportunity offers two side-by-side lots with R2 zoning, providing endless possibilities for development or a private, serene retreat. Spanning a total of over 15,000 sqft, with individual lot sizes of 7,600 sqft and 7,500 sqft, these properties are perfectly positioned to take advantage of breathtaking mountain views and natural surroundings. The lots back onto Environmental District land, ensuring your investment will always be surrounded by untouched wilderness, providing peace, privacy, and stunning views in every direction. Whether you're looking to build your dream home or invest in a prime piece of land with exceptional potential, this property offers unparalleled value in one of Canmore's most sought-after neighbourhoods, Hospital Hill.

## Essential Information

MLS® #	A2202316
Price	\$3,187,170
Bathrooms	0.00
Acres	0.35
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address 219 Three Sisters Drive



Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2M4

### **Exterior**

Lot Description	Backs on to Park/Green Space, Few Trees, No Neighbours Behind
-----------------	---

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	69
Zoning	R2

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.