

# \$1,045,000 - 9, 216 Three Sisters Drive, Canmore

MLS® #A2236613

**\$1,045,000**

2 Bedroom, 2.00 Bathroom, 1,148 sqft

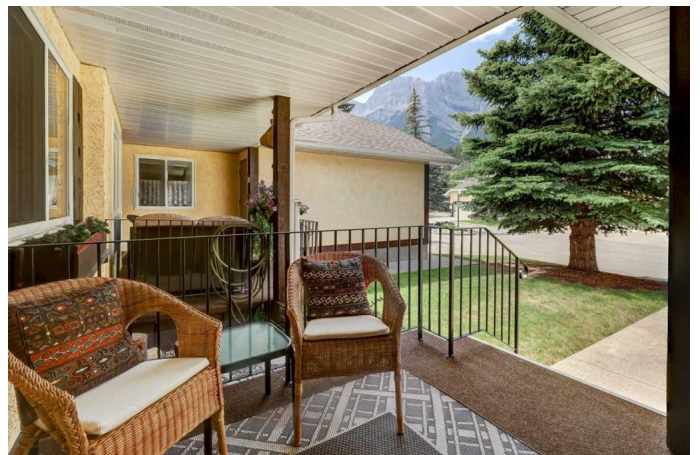
Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

RARE OFFERING â€“ VIEWS â€“

TRANQUILITY â€“ GREEN SPACE -

Welcome to Mountain Shadows, an exceptional bungalow villa nestled in a serene 55+ complex, backing onto West Canmore Park and the Bow Riverâ€”just five minutes from downtown. Thoughtfully upgraded and meticulously maintained, this home offers 1,148 sq ft of beautifully developed living space, blending comfort, functionality, and natural beauty. Step up to the inviting front patio and take in stunning views of Ha Ling and Miner's Peak. Inside, the main level opens to a spacious foyer that leads into an updated kitchen, featuring two-toned oak cabinetry, stainless steel appliances, a moveable island, and a generous pantry. The open-concept dining and living areas are perfect for entertaining or simply relaxing, with designer lighting, built-in storage, and a cozy electric fireplace. Living space also features newer double skylights that fill the space with natural light, and are complemented by recently added blown-in insulation in the lofted ceiling for enhanced comfort and efficiency. All other windows were recently installed. The patio door opens onto a covered deck with an additional lower patio, offering sweeping views across to Grotto Mountain and backs onto the peaceful green space of West Canmore Park. The primary bedroom is a true retreat with mountain views, dual wardrobes, built-in desk and cabinetry, and a beautifully appointed ensuite featuring double sinks with storage, an



oversized walk-in shower, and toilet area. The spacious second bedroom also enjoys mountain views and includes a double wardrobe. A fully renovated four-piece main bathroom, a dedicated laundry room with newer washer and dryer, and stair access to the undeveloped basement round out the thoughtful layout. The basement itself offers a wealth of potential, whether used as a gym, hobby area with built in craft tables/worskhop areas, or a play space for visiting grandchildren. An oversized, insulated, and heated garage provides secure parking and additional storage. Residents of Mountain Shadows also enjoy access to a well-appointed clubhouseâ€”perfect for social gatherings, meetings, or casual games of pool or shuffleboard. There is abundant visitor parking as well. This is a rare opportunity to enjoy peaceful, low-maintenance living in a prime Canmore location, surrounded by the natural beauty of the Rocky Mountains. Donâ€™t miss your chance to make this your dream retirement retreat.

Built in 1990

**Essential Information**

MLS® #	A2236613
Price	\$1,045,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	9, 216 Three Sisters Drive
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2M2

### **Amenities**

Amenities	Clubhouse
Parking Spaces	2
Parking	Heated Garage, Oversized, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	8
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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