

# \$838,500 - 202i, 209 Stewart Creek Rise, Canmore

MLS® #A2190281

**\$838,500**

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

Fully Furnished, turnkey opportunity within Three Sisters Mountain Village, just under an hour from Calgary. This beautiful first-floor 2-bedroom, 2-bath unit features modern kitchens with stainless steel appliances and stone countertops, along with an oversized deck perfect for enjoying breathtaking panoramic mountain views. The primary bedroom includes a private 4-piece ensuite, while the second bedroom offers scenic views and a convenient office nook. Additional highlights include a "car-and-a-half" garage with ample storage and close proximity to the future Gateway Business District. Still covered under the Alberta New Home Warranty Program, this unit combines sustainable luxury with peace of mind. Whether for personal enjoyment or as an investment in Canmore's thriving real estate market, this home is priced to sell fast—don't miss your chance to embrace the mountain lifestyle today. \*\*The unit comes with 55" TV, Sectional, Dining Table, 2 X Beds with side tables and all Kitchen appliances and small ware\*\*

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2190281  |
| Price     | \$838,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 847           |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 202i, 209 Stewart Creek Rise |
| Subdivision | Three Sisters                |
| City        | Canmore                      |
| County      | Bighorn No. 8, M.D. of       |
| Province    | Alberta                      |
| Postal Code | T1W0G6                       |

### **Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Other                                                                      |
| Parking Spaces | 2                                                                          |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached, Asphalt, Parking Pad |
| # of Garages   | 1                                                                          |

### **Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Natural Woodwork |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Water Heater |
| Heating           | In Floor, Natural Gas, Fireplace(s)                                                                                   |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Basement          | None                                                                                                                  |

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Balcony                                                          |
| Lot Description   | Landscaped, Low Maintenance Landscape, Rock Outcropping, Rolling |

|              |                                   |
|--------------|-----------------------------------|
|              | Slope                             |
| Roof         | Asphalt Shingle                   |
| Construction | Composite Siding, Concrete, Mixed |
| Foundation   | Poured Concrete                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 62                 |
| Zoning         | Residential        |
| HOA Fees       | 283                |
| HOA Fees Freq. | MON                |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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