\$2,595,000 - 204 Grassi Place, Canmore

MLS® #A2233062

\$2,595,000

4 Bedroom, 3.00 Bathroom, 2,192 sqft Residential on 0.15 Acres

Hospital Hill, Canmore, Alberta

Tucked into a quiet cul-de-sac on Hospital Hill in Canmore, this warm and inviting 4-bedroom. 3-bath home offers over 2,900 sq ft of thoughtfully designed living spaceâ€"perfect for multi-generational living and entertaining. The heart of the home is the main floor, featuring soaring wood-vaulted ceilings, a comfortable living room, and a gorgeous sunroom with wood-panelled vaulted ceilings and walls of windows, flooding the space with natural light. Overlooking a private greenspace and with access to the backyard, it's ideal for lounging, dining year-round, and effortlessly expanding your living area. The fully equipped kitchen includes a cozy breakfast nook. Two generously sized bedrooms, a full bath, and a spacious front deck complete this level. The entire second floor offers a huge primary bedroom retreat. Unwind in the spacious seating area, rejuvenate in the 3-piece ensuite, or enjoy your morning coffee on the private balcony with mountain viewsâ€"your own tranquil escape. Downstairs, the fully finished walk-in suite is built for flexibilityâ€"it boasts a rec room, additional bedroom, full kitchen, laundry, and entry to the attached garage. With its separate entrance, this level could easily function as a private rental suite with strong income potential or comfortable accommodation for extended family. Outdoors, enjoy a low-maintenance landscaped backyard, complete privacy backing onto greenspace, and a unique studio or







bunkhouse. Whether you're looking to settle into a full-time family home or enjoy weekend escapes with ancillary income potential, this property offers a unique combination of versatility, privacy, and a true connection to the mountain lifestyle. Set in one of Canmore's most desirable neighborhoodsâ€"walking distance to downtown shops, cafés, restaurants, and just steps from the Nordic Centre and a surrounding wildlife corridorâ€"this is a rare opportunity to own a home that balances tranquility with unbeatable convenience. Don't miss the chance to make this retreat your own.

Built in 1990

Essential Information

MLS®# A2233062 Price \$2,595,000

4 Bedrooms

Bathrooms 3.00

Full Baths 3

Square Footage 2,192 Acres 0.15 Year Built 1990

Residential Type Detached Sub-Type Style 3 Storey Status

Community Information

204 Grassi Place Address

Subdivision Hospital Hill

City Canmore

County Bighorn No. 8, M.D. of

Active

Province Alberta Postal Code T1W2N3

Amenities

Parking Spaces 4

Parking Single Garage Attached, Garage Faces Front

of Garages 1

Interior

Interior Features Ceiling Fan(s), High Ceilings, Recessed Lighting, Separate Entrance,

Skylight(s), Storage, Beamed Ceilings, Chandelier, French Door,

Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Microwave Hood Fan, Refrigerator, Washer

Heating Fireplace(s), Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Mantle, Wood Burning, Raised Hearth, Stone

Has Basement Yes

Basement Finished, Full, Exterior Entry

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low

Maintenance Landscape, Private, Treed

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2025

Days on Market 118

Zoning Residential

Listing Details

Listing Office CENTURY 21 NORDIC REALTY

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