

\$2,159,000 - 102 100 Grassi Place, Canmore

MLS® #A2200111

\$2,159,000

4 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.24 Acres

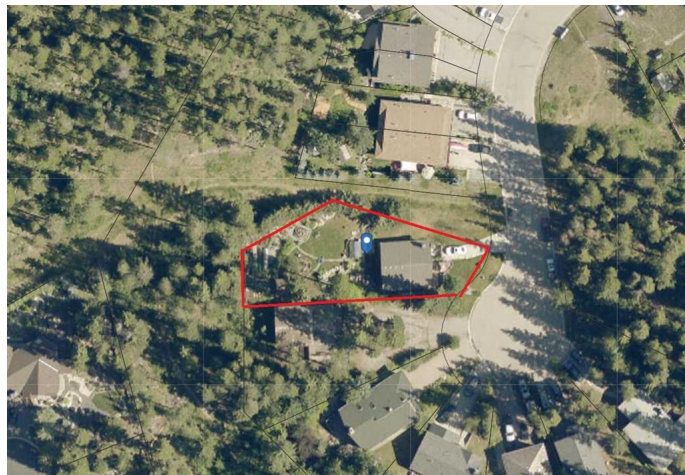
Hospital Hill, Canmore, Alberta

Outstanding opportunity on one of Canmore's most sought after neighbourhood. Over 1800 square feet of living space on a gorgeous 10,440 square foot lot (.24 acre) backing onto an environmental reserve., this property offers breathtaking mountain views and peaceful surroundings. Enjoy direct access to nature, with trails leading to the Nordic Centre, Reservoir, Bow River, and the iconic Engine Bridge- all just a short walk from your new home. The stunning tiered garden, created with care and love, is a true oasis. Featuring a greenhouse and shed, it's perfect for those who appreciate outdoor beauty and self sustainability. Inside, this home boasts thoughtful upgrades, including Brazilian Tigerwood flooring, and a cozy wood-burning stove. The spacious French doors with a phantom screen invite the outdoors in, maximizing the incredible views. Additional upgrades include an updated main-level bathroom with a Jacuzzi tub, new basement window, electric fireplace, new deck doors and some modernized light fixtures. A rare opportunity to own a large lot in one of Canmore's most coveted locations-don't miss out!

Built in 1988

Essential Information

| | |
|--------|-------------|
| MLS® # | A2200111 |
| Price | \$2,159,000 |



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,104 |
| Acres | 0.24 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 102 100 Grassi Place |
| Subdivision | Hospital Hill |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 2N2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Soaking Tub |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Electric, Fireplace(s), Natural Gas, Wood Stove |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Living Room, Wood Burning Stove, Bedroom |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Lighting, Storage |
| Lot Description | Environmental Reserve, Front Yard, Garden, Gazebo, Gentle Sloping, Landscaped, No Neighbours Behind |

| | |
|--------------|--------------------------------|
| Roof | Asphalt Shingle |
| Construction | Stone, Wood Frame, Wood Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 40 |
| Zoning | RESI MULTI |

Listing Details

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

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