

\$2,775,000 - 204 Grassi Place, Canmore

MLS® #A2233062

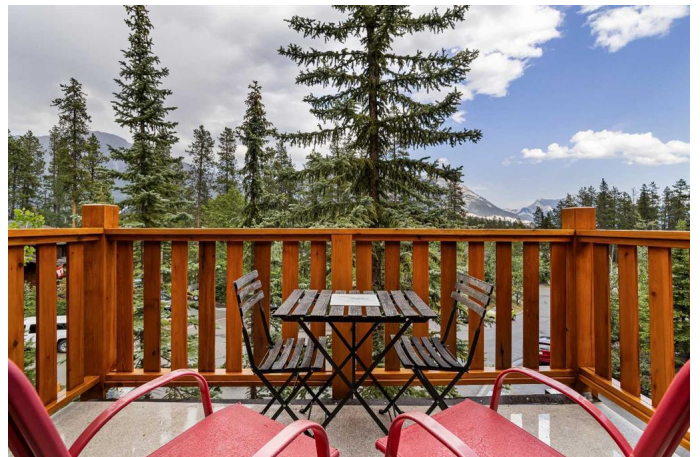
\$2,775,000

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 space—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 an expansive sunroom flooded with natural light—ideal for lounging and dining year-round. 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 views—your own tranquil escape. Downstairs, the fully finished walk-in suit built for flexibility—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 suite. Outdoors, enjoy a low-maintenance landscaped backyard and a unique studio or bunk house. 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 neighborhoods, bordering on a wildlife corridor, walking



distance from downtown and the Nordic Center. This is a rare opportunity to own a home that effortlessly adapts to your needs- Donâ€™t miss the opportunity to make this home your own.

Built in 1990

Essential Information

MLS® #	A2233062
Price	\$2,775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,192
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	204 Grassi Place
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2N3

Amenities

Parking Spaces	4
Parking	Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Recessed Lighting, Separate Entrance, Skylight(s), Storage, 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, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

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	1
Zoning	Residential

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.