

# \$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 | 45              |
| Zoning         | Residential     |

## Listing Details

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

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