

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

MLS® #A2233062

\$2,595,000

4 Bedroom, 3.00 Bathroom, 2,192 sqft

Single Family 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 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 views—your own tranquil escape. Downstairs, the fully finished walk-in suite is 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 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 neighborhoods—walking distance to downtown shops, caf  s, restaurants, and just steps from the Nordic Centre and a surrounding wildlife corridor—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. (id:6289)

Built in 1990

Essential Information

Listing #	A2233062
Price	\$2,595,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,192
Acres	0.15
Year Built	1990
Type	Single Family
Sub-Type	Freehold

Community Information

Address	204 Grassi Place
Subdivision	Hospital Hill
City	Canmore
Province	Alberta
Postal Code	T1W2N3

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Cul-de-sac, Treed, French door, Gas BBQ Hookup
Parking Spaces	4

Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Microwave Range Hood Combo, Garage door opener
Heating	Natural gas Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes
Basement	Separate entrance

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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Listing information last updated on October 13th, 2025 at 3:16am CDT