

\$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 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, cafés, 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.

Built in 1990

Essential Information

MLS® #	A2233062
Price	\$2,595,000
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, Stone, Wood Burning, Raised Hearth
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	85
Zoning	Residential

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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