

# \$2,399,000 - 102 100 Grassi Place, Canmore

MLS® #A2200111

**\$2,399,000**

4 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.24 Acres

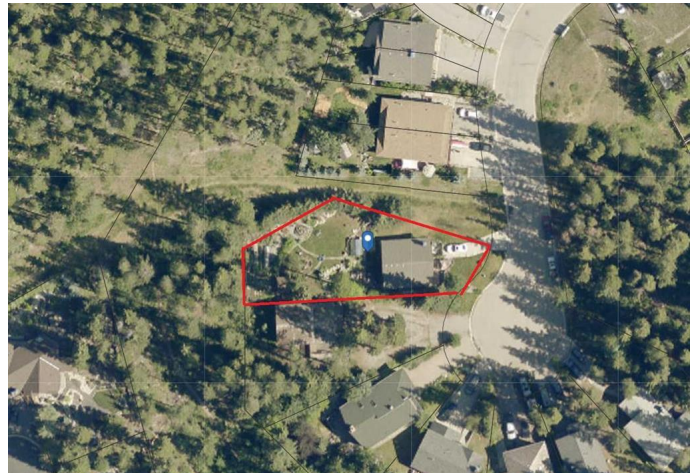
Hospital Hill, Canmore, Alberta

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	\$2,399,000



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

### Exterior

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

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

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	33
Zoning	RESI MULTI

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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