



THE
GATEWAY
AT THREE SISTERS

Bow Valley
Employee Accommodations
leasinggateway@tsmv.ca

Occupancy
Winter 2025

PROFESSIONALLY
MANAGED BY



A Home of Their Own

The Gateway at Three Sisters is Canmore's newest mixed-use development, with over 300,000 sq. ft. of master-planned retail, commercial, medical and residential space, making it the region's preferred choice for employee accommodations.

Nestled in heart of the Rocky Mountains, The Gateway is the pinnacle of mountain living for your employees. Each suite boasts breathtaking mountain views and unparalleled access to the surrounding natural landscape.

The Gateway's furnished residential suites feature private bedrooms and bathrooms, walk-in closets, in-suite laundry, and generous kitchen and living areas. With convenient access to on-site parking, public transit, retail and commercial amenities, The Gateway provides an excellent opportunity to recruit and retain local employees, and is an ideal place to call home.



Artist's renderings. Actual finishings may not be exactly as shown.



Modern & Comfortable Furnished Suites

The Gateway's furnished suites provide a timeless blend of style and practicality that result in effortless living. The furniture selections have been carefully curated to reflect the needs of employees, providing comfort and functionality.

Each suite is outfitted with a generous furniture package to maximize convenience for you and your employees. Packages include queen-size beds, nightstands, a dedicated mini-fridge in each closet, couch, accent chair, coffee table, television, television-stand and four kitchen stools.

- Sleek Cabinetry
- Resilient Counter-Tops
- Energy-Efficient Appliances
- Neutral Tones & Clean Lines
- Spacious Private Bedrooms
- En-Suite Bathrooms
- Walk-In Closets
- In-Suite Laundry
- Housekeeping Services (optional)

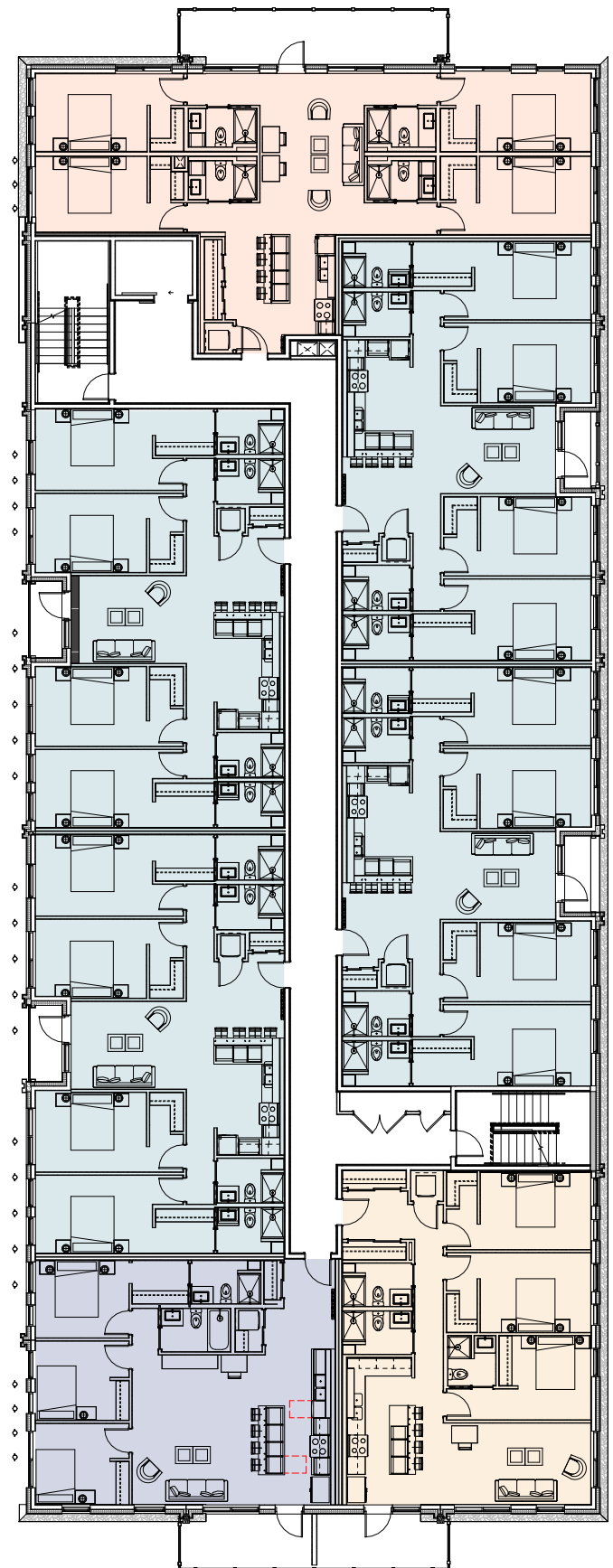
Now Leasing: Employee Accommodations

The Gateway at Three Sisters is your opportunity to be part of the largest multi-use development in the Rockies today. Leases are exclusively designed for local businesses and employers who will manage the housing of their employees. By providing your employees a comfortable and affordable place to call home, you'll develop a stable workforce enabling your business to grow.

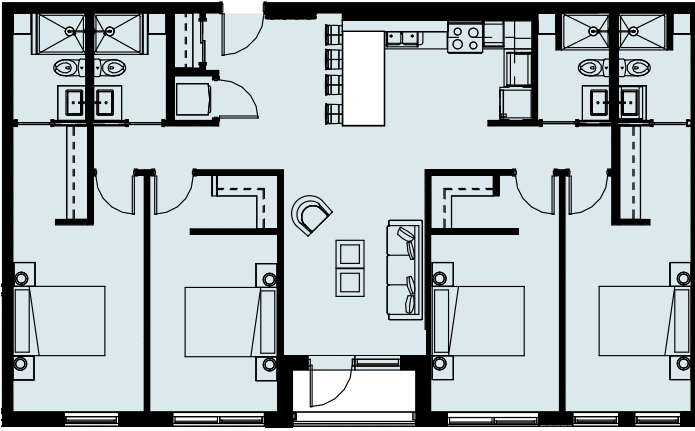
Our residential suites have been planned with employee living in mind. They feature three or four private bedrooms, en-suite bathrooms, walk-in closets, in-suite laundry, and generous kitchen and living spaces.

Each suite is designed and furnished to capture the essence of mountain living and work-life balance. A private entrance and lobby, with a dedicated elevator, ensures your employees' safety and security, and easy access to the residential suites located on the second and third floors.

Occupancy scheduled for Winter 2025.



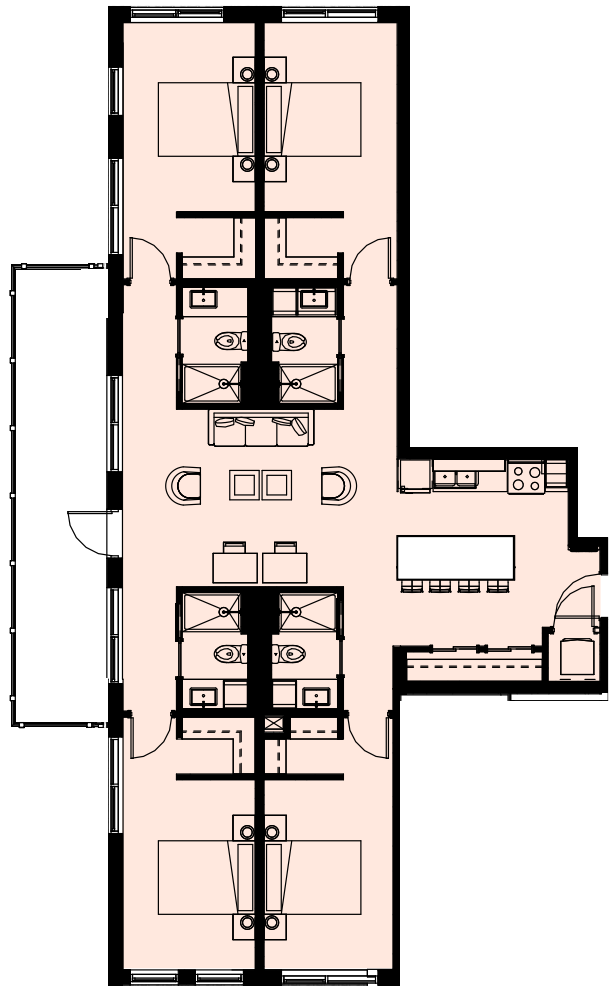
Unit A Unit B Unit C Unit D



Unit A

+/- 1,405 sq. ft. | 4 Bed + 4 Bath + Patio

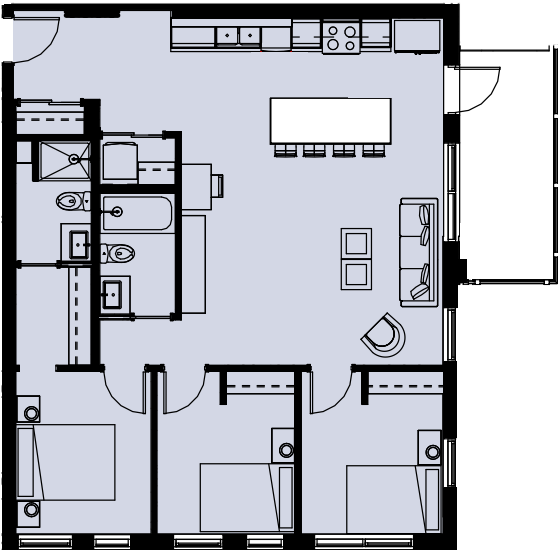
6 Units Available | 2 Units LEASED



Unit B

+/- 1,520 sq. ft. | 4 Bed + 4 Bath + Patio

2 Units Available



Unit C

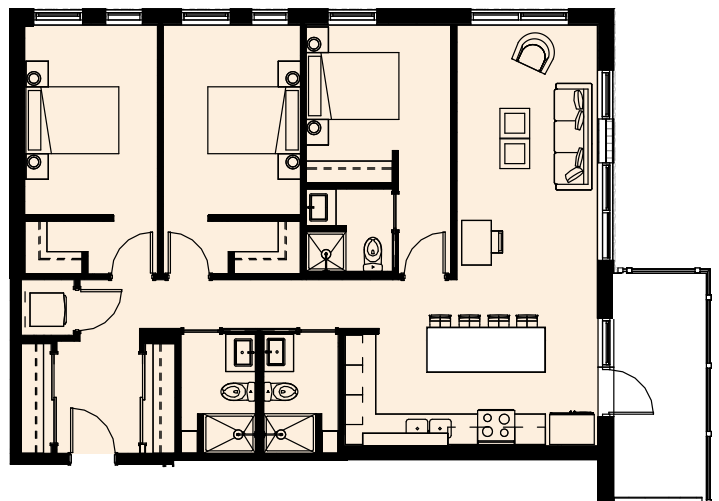
+/- 975 sq. ft. | 3 Bed + 2 Bath + Patio

2 Units LEASED

Unit D

+/- 1,170 sq. ft. | 3 Bed + 3 Bath + Patio

2 Units LEASED





Private
Bedrooms &
En-Suites



Furnished
Suites



In-Suite
Laundry



On-Site
Security



Housekeeping
Services
(Optional)



On-Site Grocery,
Retail & Professional
Services



On-Site Bike
Storage



On-Site
Vehicle Parking



Convenient
Access to Public
Transit



Exceptional
Views from
Each Suite

Professionally Managed by



An aerial photograph of a mountain resort development. In the background, there are snow-capped mountains and a dense forest. A road, identified as the Trans-Canada Highway, runs diagonally across the upper left. The foreground and middle ground show several large, multi-story buildings with dark roofs and light-colored walls, interspersed with trees and parking areas. A gas station with a red roof is visible in the lower center. A legend box with an orange border is overlaid on the right side of the image, containing a list of numbered items. Orange location pins with white numbers are placed on the image to correspond with the legend: pin 1 is on the highway, pin 2 is on a building, pin 3 is on a building, pin 4 is on a building, pin 5 is on a building, and pin 6 is on the gas station.

THE GATEWAY AT THREE SISTERS

- 1 Trans-Canada Highway
- 2 Building 13 - Dollarama with Residential Units Above
- 3 Sobeys Liquor Store
- 4 Building 8 - Retail, Medical & Commercial Units
- 5 IGA Grocery Store
- 6 Gas Bar



THE GATEWAY

AT THREE SISTERS

Your Gateway to
Employee Accommodations

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Professionally Managed by Long-Term Bow Valley Community Member

