



Bow Valley  
Employee Accommodations

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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)

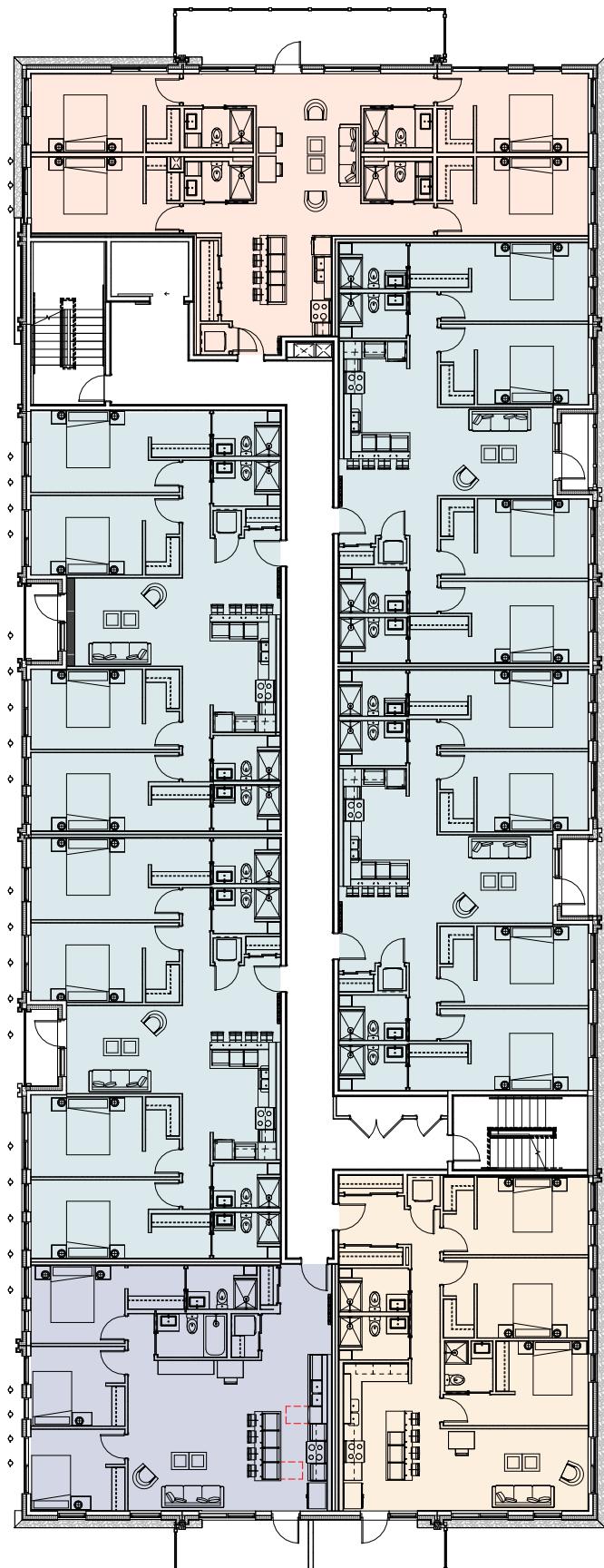
# Now Leasing: Employee Accommodations

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.

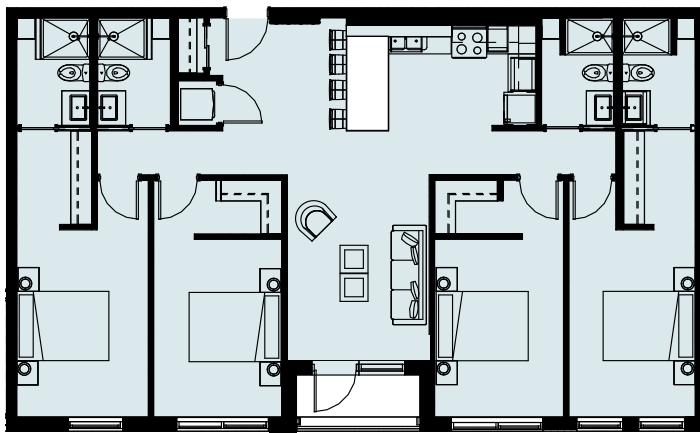
Our residential suites have been planned with employee living in mind. They feature three or four private bedrooms, en-suite bathrooms, walk-in closets, in-suite laundry, and generous kitchen and living spaces.

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.**



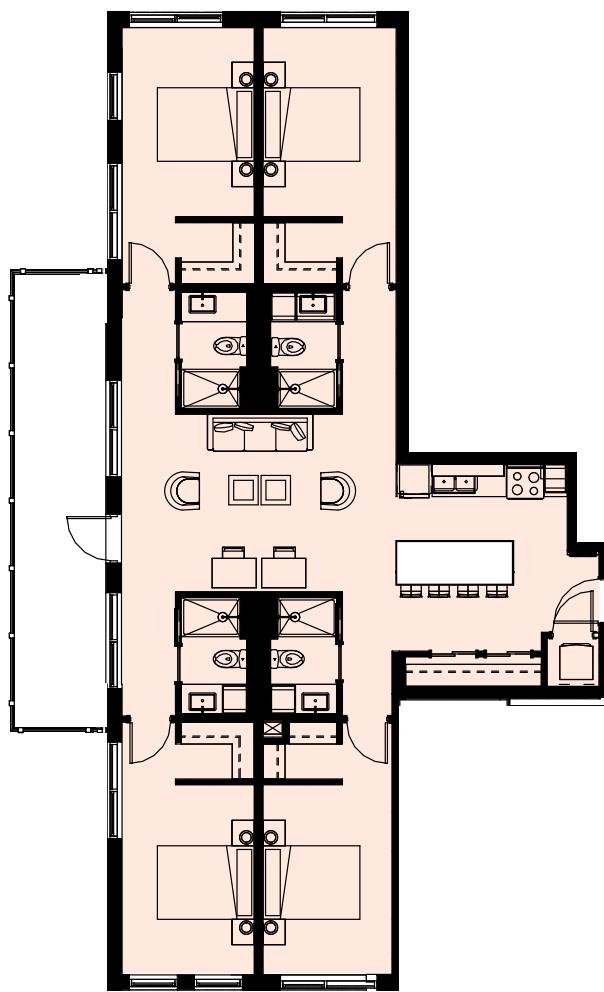
Unit A      Unit B      Unit C      Unit D



## Unit A

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

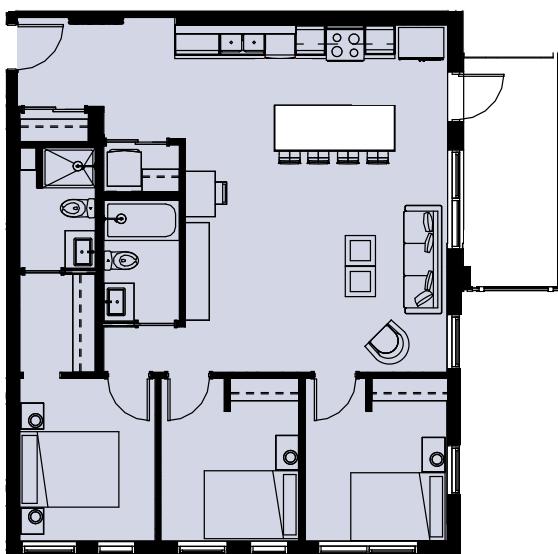
6 Units Available | 2 Units LEASED



## Unit B

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

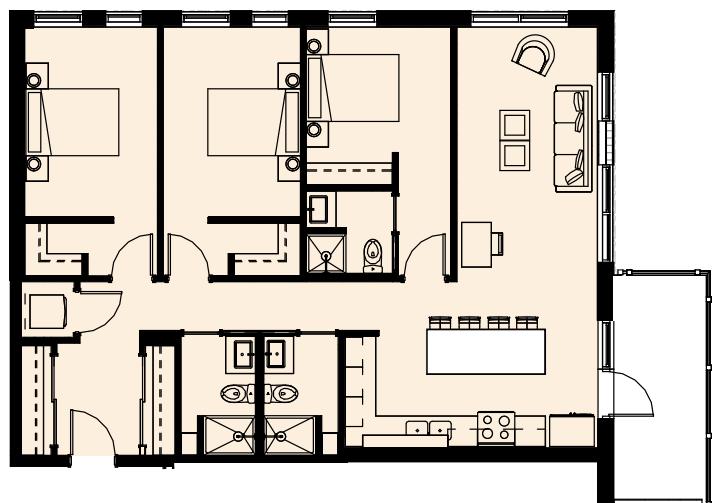
2 Units Available



## 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

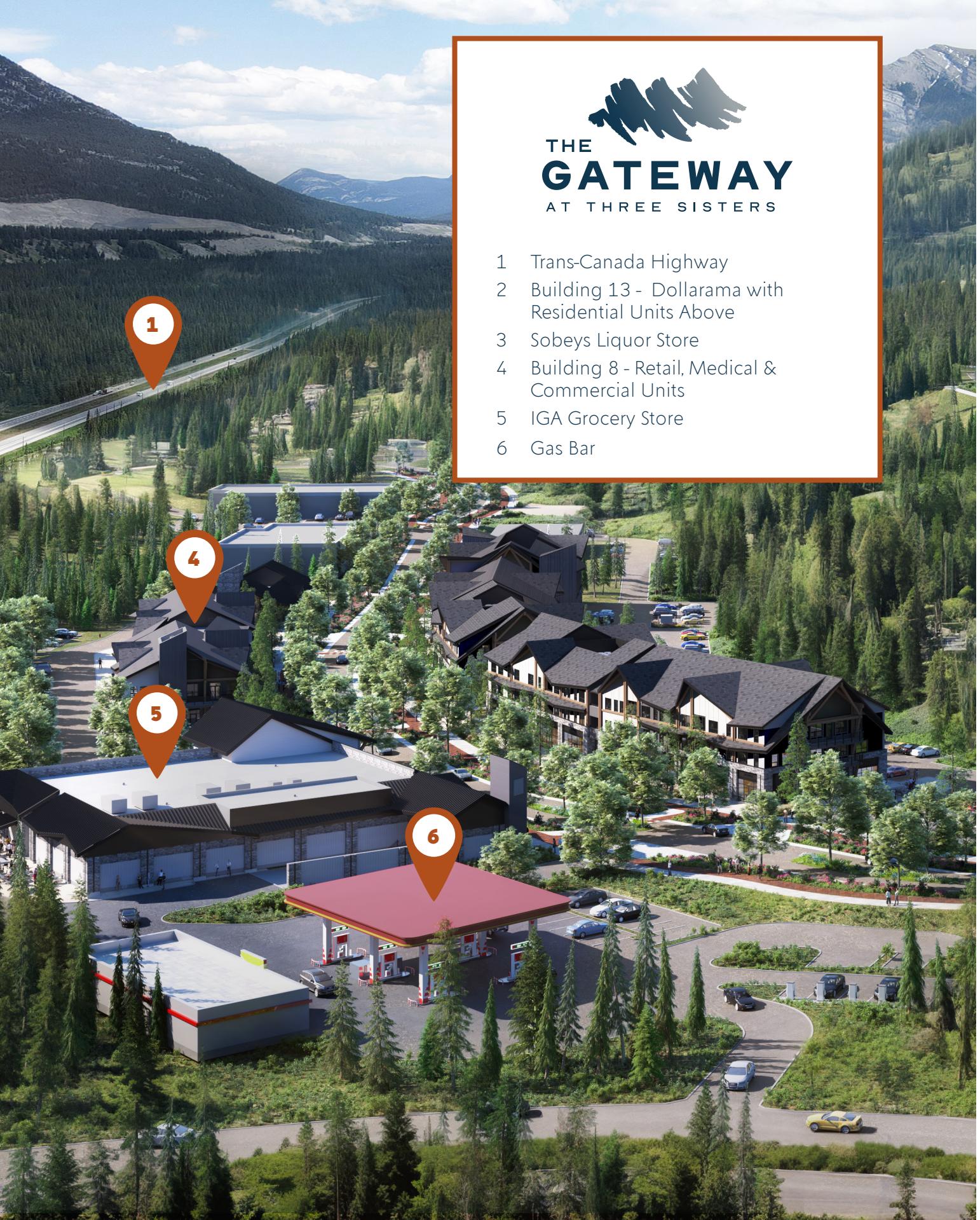
Professionally Managed by





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

