



201, 70 Dyrgas Gate  
Canmore, Alberta

MLS # A2289311

**\$749,000**



<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Stone	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to this charming, recently updated, corner townhome, offering 2 bedrooms and 2 bathrooms; with open concept living with a stone-surround gas fireplace, all across 1,042 sq.ft. There is an attached single car garage, with overhead canoe/kayak storage. The primary bedroom walks out to the lower level patio, offering a lovely indoor/outdoor living area. Recent upgrades include sleek quartz kitchen countertops and lighting; new fridge and dishwasher; a fully upgraded main floor bathroom; new hardwood staircase, and luxury vinyl plank on the lower level. The home offers plenty of outdoor space, including a front porch, covered balcony accessible via the living area, and a walk-out covered lower level patio, perfect for enjoying those mountain views. Whether you're grilling up a meal on the BBQ or unwinding after a day of adventure, work, or play, you'll love the serene and inviting atmosphere this home provides. Whether you're a first time homebuyer, seeking a second home, or looking for an investment property, this is a fantastic opportunity to enter the Canmore market.