



GRASSROOTS

REALTY GROUP

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202, 70 Dyrgas Gate
Canmore, Alberta

MLS # A2299757



\$899,000

Division:	Three Sisters		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks, Street Lighting, Views		

Heating:	Baseboard, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

This thoughtfully designed 3 bedroom, 2 bathroom townhome offers the rare convenience of single-level living, with all primary living spaces set on one level. From the entry where you'll find access to the single car garage, you're welcomed upstairs to a bright and open main living space. Vaulted ceilings and large windows create an airy feel, while bringing in plenty of natural light and offering beautiful mountain views. The open-concept layout flows seamlessly from the kitchen to the dining and living areas, leading out to a private balcony an ideal spot to relax and take in the surrounding scenery and mountain views. With three well-appointed bedrooms and two full bathrooms all on the main level, the home offers excellent flexibility for full-time living all with the ease of one-floor functionality. Practical features like the single car garage and additional storage ensure there's plenty of room for your mountain lifestyle gear, without the upkeep of a larger home. Located just steps from the future Gateway at Three Sisters, this home is perfectly positioned to enjoy upcoming shopping, dining, and amenities, adding long-term value and everyday convenience. This unit is not zoned for short term rentals.