



301, 70 Dyrgas Gate
Canmore, Alberta

MLS # A2299940

\$815,900



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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Three Sisters | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,180 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Natural Gas, Radiant | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 462 |
| Basement: | - | LLD: | - |
| Exterior: | Cedar, Stone, Wood Siding | Zoning: | RES |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Natural Woodwork, Open Floorplan, Separate Entrance, Storage | | |

Inclusions: none

Unobstructed Mountain Views - Townhome Welcome to this charming, updated corner townhome in beautiful Canmore. This inviting 2-bedroom, 2-bathroom home offers 1180 sq.ft. of thoughtfully designed open-concept living space, perfect for both everyday comfort and entertaining. Step inside to discover a warm, rustic mountain feel, highlighted by hardwood floors, wood trim, and wood baseboards throughout. The spacious living area features a cozy river rock-surround gas fireplace, creating the perfect ambiance for relaxing after a day in the mountains. The kitchen is both stylish and functional, complete with granite countertops and stainless steel appliances. The primary bedroom includes a private ensuite bathroom, while the second bedroom provides flexibility for guests, a home office, or additional family space. Enjoy the convenience of separate in-unit laundry and dedicated storage. This home also features an attached single-car garage with extra storage space behind—ideal for all your mountain gear. Call your Associate today to view!