



**423, 107 Armstrong Place
Canmore, Alberta**

MLS # A2303725



\$659,900

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,110 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 811
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	build in BBQ		

Nestled in the prestigious Portal at Three Sisters, this 2-bedroom, 2-bathroom Built Green townhouse offers an elevated mountain lifestyle where modern updates meet alpine design. The entire unit was just repainted and features fresh carpets throughout, ensuring a pristine, move-in-ready experience. The main living area is defined by soaring vaulted ceilings and towering windows that invite natural light into the open-concept space, while a two-sided gas fireplace adds warmth to both the living and dining areas against a backdrop of framed mountain vistas. The well-appointed kitchen balances style and function with granite countertops, stainless steel appliances, and a gas stove. A standout feature of this residence is the inclusion of expansive balconies- a rare find in Canmore that significantly extends your living space. The main floor deck offers ample room for outdoor dining and lounging, providing a private vantage point to take in the surrounding peaks. This level also includes a spacious guest bedroom and a full four-piece bathroom, providing comfort and privacy for visitors. Upstairs, a sun-drenched loft serves as a versatile sanctuary for a home office, illuminated year-round by a striking bank of skylights. The primary suite is a true escape, featuring a walk-in closet and a beautifully upgraded master bathroom that adds a touch of modern luxury. Adding to the home's unique appeal, the primary bedroom boasts its own additional large private balcony, another rare luxury for quiet, starlit evenings or a peaceful morning coffee in total solitude. Beyond the home, the location offers an unparalleled lifestyle for the active resident. You are perfectly positioned within walking distance of several scenic dog parks, the local frisbee golf course, and the IGA at The Gateway for daily essentials. Complete with two oversized parking stalls and a storage unit in the secure

underground parkade, this property perfectly blends fresh, modern character with the very best of Three Sisters living.