



**22, 101 Armstrong Place
Canmore, Alberta**

MLS # A2308135



\$1,825,000

Division:	Three Sisters		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	2,136 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 770
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: n.a

Located in the heart of Three Sisters Mountain Village, this thoughtfully designed 3-bedroom, 4-bathroom townhome offers three levels of functional living, incredible mountain views, and a private setting backing onto green space. The walkout lower level is bright and inviting, featuring a spacious rec room with large windows, a 3-piece bathroom, and additional storage. Step directly outside to your patio and fire pit area—perfect for relaxing or entertaining year-round. The main level showcases an open-concept layout with large windows that flood the space with natural light. A sunken living room is anchored by a stunning stone fireplace, with windows framing views of the surrounding trees and mountains. The generous kitchen includes a walk-in pantry and connects seamlessly to the dining area, while just off the kitchen, a south-facing balcony offers incredible views of the Three Sisters. This level is completed by a bedroom and a 4-piece bathroom. Upstairs, a wide landing creates a sense of space, with a dedicated office area thoughtfully positioned along the staircase. The top floor features the primary retreat, complete with a 5-piece ensuite and convenient laundry. An additional bedroom on this level includes its own 4-piece ensuite, offering comfort and privacy for guests or family. Complete with a double car garage and multiple outdoor living spaces, this home delivers the ideal combination of mountain lifestyle, flexibility, and everyday comfort.