



GRASSROOTS

REALTY GROUP

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**1003, 70 Dyrgas Gate
Canmore, Alberta**

MLS # A2313920



\$739,000

Division:	Three Sisters		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	555 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: n.a

Tucked into the desirable community of Three Sisters, this wonderful townhome in Colliers Ridge offers a functional layout with a natural separation between the entertaining spaces and bedroom level. The main floor features an open-concept kitchen, dining, and living area filled with natural light, creating an inviting atmosphere for everyday living and hosting guests. Step outside onto the private balcony to take in mountain views and the added privacy of the surrounding trees. A convenient 2-piece bathroom completes this level. The lower level is dedicated to the home's two bedrooms, laundry, and direct access to the rear patio, offering a comfortable sense of privacy and separation from the main living area. A single attached garage provides excellent storage for bikes, skis, and all your mountain toys, making this home an ideal home for enjoying the Canmore lifestyle. Located within close proximity to the evolving Three Sisters Gateway development, this home offers easy access to existing shops, dining, and amenities. This unit is not zoned for short term rentals.