



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

202, 75 Dyrgas Gate
Canmore, Alberta

MLS # A2318777



\$949,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Assigned, Heated Garage, Off Street, On Street, Parkade, Parking Lot, Secured		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Few Trees, Landscaped, Low Maintenance		

Heating: In Floor, Fireplace(s), Natural Gas

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)

Water: Public

Sewer: Public Sewer

Condo Fee: \$ 1,004

LLD: -

Zoning: cc

Utilities: -

Inclusions: N/A

Welcome to 202-75 Dyrgas Gate, an exceptional 1,445 sq. ft. executive condominium offering stunning west-facing mountain views and an ideal blend of luxury, comfort, and convenience. This beautifully appointed three-bedroom, three full bathroom upper-level residence showcases refined mountain-modern design with an open-concept floor plan, soaring vaulted ceilings, rich hardwood flooring, and dramatic floor-to-ceiling windows that fill the home with natural light. The inviting living room is centered around a striking floor-to-ceiling stone gas fireplace, creating the perfect setting to relax after a day of exploring Canmore's endless outdoor adventures. The gourmet kitchen is designed for both everyday living and entertaining, featuring granite countertops, new stainless steel appliances, a fire eating bar, and thoughtful updates throughout. Step outside to the spacious west-facing balcony and take in spectacular sunset views while enjoying the convenience of the built in gas hookup. The intelligently designed layout offers excellent flexibility, with a main-level bedroom complete with its own ensuite, while upstairs you'll find two spacious primary-style bedrooms, each featuring private ensuites for ultimate comfort and privacy. Additional highlights include underground heated parking, an oversized storage locker large enough to accommodate kayaks, canoes, and outdoor gear, as well as ample scramble parking for residents and guests. Nestled within the sought-after Mountaineer's Village community, this home enjoys a quiet setting just minutes from hiking and biking trails, world-class golf courses, and the growing Three Sisters commercial district, home to IGA, a liquor store, Dollarama, and upcoming cafe's and restaurants. Downtown Canmore is only a seven-minute drive away, while local favorites such as Market Bistro and UnWined Wine Shop

are just steps from your door. Residents also enjoy the convenience of elevator access within the building. Offering an unbeatable combination of luxury, lifestyle, and location, this is a rare opportunity to own in one of Canmore's most desirable neighbourhoods.