



**GRASSROOTS**  
REALTY GROUP

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1, 101 Armstrong Place  
Canmore, Alberta

MLS # A2221278



**\$1,749,000**

Division:	Three Sisters		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	2,816 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, No Neighbours Behind, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 894
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

Quick Possession now possible! Welcome to this exceptional multi-level townhome located in a quiet, forest-lined pocket of Canmore, just minutes from Stewart Creek Golf Course. This large 3 bed + den townhouse (This property is upgradable to 4 bedrooms via a different window hinge for the den) totals 2816sqft and is perfectly positioned for both privacy and views, this beautifully maintained home blends warm mountain charm with thoughtful modern upgrades—offering the ideal base for full-time living or a weekend escape. Step inside to an inviting and highly practical open-concept main floor where rich hardwood flooring and massive windows set the tone. Natural light pours into the living space, where a striking stone-clad natural gas fireplace serves as a cozy focal point for evenings with family or friends. The dining area comfortably fits a large table and opens onto a well-equipped kitchen with granite countertops, stainless steel appliances, and ample cabinetry for storage. Three generous bedrooms plus a separate large den offer comfort and privacy, complemented by three and a half well-appointed bathrooms. The large windows continue throughout, capturing views of surrounding trees and mountain peaks. The lower-level walkout is an ideal flex space—perfect as a media room, guest quarters, or a quiet home office retreat. Enjoy outdoor living with both a sun-soaked balcony off the main level and a private, treed patio from the lower level. Bonus features include central A/C for summer comfort, and a spacious double garage (plus 2 more on driveway) complete with built-in storage cabinets and a handy storage nook for gear or a work bench. With easy access to trails, Nordic Centre, and downtown Canmore, this home delivers the mountain lifestyle you’ve been waiting for—quiet, scenic, and stylish home.

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