



GRASSROOTS
REALTY GROUP

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211, 75 Dyrgas Gate
Canmore, Alberta

MLS # A2229741



\$979,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,323 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Assigned, Guest, Heated Garage, On Street, Parking Lot, Stall, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Few Trees, Low Maintenance Land		

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

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 1,004

LLD: -

Zoning: R3-SC

Utilities: -

Inclusions: window coverings, water filter, mounted wall speakers

Welcome to 211-75 Dyrgas Gate, a beautifully renovated 1,323 sq. ft. executive condo offering breathtaking views of the iconic Three Sisters mountains from every room. This 3 bedroom, 3-bathroom upper-level unit combines refined mountain-modern living with unbeatable functionality. Step into a bright, open-concept living space featuring vaulted ceilings, hardwood floors throughout, and floor to ceiling windows. The spacious living room is anchored by a floor-to-ceiling stone gas fireplace, perfect for cozy evenings after exploring the nearby trails. The gourmet kitchen showcases quartz countertops, new stainless steel appliances, updated cabinetry, and a fire eating bar—ideal for entertaining. Additional thoughtful updates include motorized window shades, fresh paint, and a reverse osmosis water system. Enjoy sunny days on the south-facing deck complete with a built-in stainless steel BBQ and panoramic mountain views. The smart layout includes a main-level bedroom with ensuite and two upper-level primary-style bedrooms, each with their own private ensuite. Additional features include underground assigned parking, a large storage locker that can fit kayaks and canoes, and ample guest parking. The home is nestled in a quiet, friendly community just minutes from hiking and biking trails, world-class golf, and a future shopping center within walking distance. Plus, downtown Canmore is only a 7-minute drive away. Located in Mountaineer's Village, residents enjoy elevator access and nearby local favorites like Market Bistro and UnWined wine shop. This home offers an unbeatable combination of luxury, lifestyle, and location in one of Canmore's most sought-after neighborhoods.