



GRASSROOTS
REALTY GROUP

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**105, 70 Dyrgas Gate
Canmore, Alberta**

MLS # A2233319



\$749,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	481 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Faces Side, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Primary Downstairs, Separate Entrance		

Inclusions:	N/A
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Welcome to 105 – 70 Dyrgas Gate, a charming two-bedroom, one-and-a-half-bath townhome ideal for first-time buyers, those looking to downsize, or anyone seeking a weekend escape to the mountains. With 936 sqft of thoughtfully designed living space across two levels, this home offers both functionality and comfort in a peaceful, established part of the Three Sisters community. Enjoy your morning coffee on the mountain-view deck off the living room, or unwind in the evening on the private patio just off the primary bedroom. The attached single car garage and storage area add practicality, making it easy to store your gear and embrace the active mountain lifestyle. Set in a mature neighbourhood steps from paved walking and biking trails, you're also just a short stroll to the up-and-coming Gateway development—soon home to shops, dining, and a new grocery store. Whether you're planting roots or carving out a mountain retreat, this home is a smart choice in one of Canmore’s most desirable areas.