



GRASSROOTS
REALTY GROUP

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**201, 70 Dyrgas Gate
Canmore, Alberta**

MLS # A2241985

\$815,000



Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	937 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Storage		
Inclusions:	N/A		

Welcome to 201-70 Dyrgas Gate, a beautifully updated 2-bedroom, 2-bathroom townhouse offering 937 sq ft of stylish and functional living space in Canmore's serene Three Sisters neighborhood. This inviting home features a cozy gas fireplace, an efficient open-concept layout, and a private balcony to soak in breathtaking mountain views. Notable upgrades include a fully renovated bathroom, granite kitchen countertops, a custom wood staircase, vinyl flooring on the lower level, fresh interior paint, and new appliances including a washer, dryer, and fridge. The property includes both an attached garage and an additional outdoor parking —perfect for full-time residents or weekenders. Nestled steps from scenic hiking and biking trails, the home is just minutes from a golf course, school, restaurant, and pharmacy—with a brand-new grocery store set to open within a 5-minute walk. All this is located just a 7-minute drive to downtown Canmore, offering the ideal balance of convenience, nature, and lifestyle.