



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**710, 80 Dyrgas Gate
Canmore, Alberta**

MLS # A2242390



\$959,000

Division:	Three Sisters		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,327 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	SC-R3 Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Natural Woodwork, Open Floorplan, Quartz Counters		

Inclusions: N/A

The true star of this home is the panoramic views from every window! Enjoy the beautiful views of Grotto mountain from the comfort of the upper level living area sofa, dining area, kitchen sink and also from the lower level master bedroom, office & patio. The Three Sisters rise prominently above the deck outside the upstairs master bedroom and 3rd bedroom. This end unit has ample living space spread across multiple levels, providing privacy and comfort for families or entertaining guests. Convenience is key with three complete 4-piece bathrooms, ensuring everyone has their own space and privacy. Enjoy the many thoughtful upgrades from original including engineered hardwood floors on the lower level, quartz counter top and high end appliances including induction stove in the kitchen and also new tile & toilets in the 3 full bathrooms. This is arguably the best unit at 80 Dyrgas! The Three Sisters area is a gateway to endless activities, including direct access to an extensive network of trails, from leisurely strolls along the Bow River Pathway to challenging scrambles up Ha Ling Peak. Explore the Three Sisters Pathway, enjoy kayaking or paddle boarding on Quarry Lake, disc golf, or cross-country skiing at the Canmore Nordic Centre. The Three Sisters community is growing, with future plans for retail, office, and restaurant spaces at "The Gateway," including an IGA grocery store. Canmore's charming downtown is just a short drive or bike ride away.