

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

## 611, 107 Armstrong Place Canmore, Alberta

MLS # A2246823



\$550,000

Division: Three Sisters Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 938 sq.ft. Age: 2007 (18 yrs old) **Beds:** Baths: Assigned, Parkade Garage: Lot Size: Lot Feat:

**Heating:** Water: **Public** In Floor, Fireplace(s) Floors: Sewer: Hardwood, Tile **Public Sewer** Roof: Condo Fee: \$804 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: Wood Frame Multi-family Foundation: **Poured Concrete Utilities:** Cable, Natural Gas Connected, Sewer Connected, Wa

Features: Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Storage

Inclusions: Murphy Bed

This 2 bedroom, 2 full bathroom Built Green apartment in The Portal at Three Sisters offers modern mountain luxury in a quiet setting. A 2-sided gas fireplace accents the open concept living room and dining room. Enjoy in-floor heating under engineered hardwood flooring, run by tankless on-demand hot water. The well equipped, modern kitchen has stainless appliances and granite counters. The large patio, accessed from the living room, has a built in gas BBQ with granite surround. Backing onto trees and the 2nd fairway of the Stewart Creek golf course, the patio is private and quiet. The primary bedroom features a walk through closet and three piece ensuite bathroom. There is a second bedroom with a murphy bed, offering flexible use. The closets feature California Closet organizers. Adjacent to the second bedroom is an updated 4 piece bathroom, and a large laundry / storage closet. This luxury condo has been well maintained, with only two owners since new! Two assigned parking stalls and a separate large assigned storage unit (set up to store four bikes plus other gear) in the secure underground parkade round out this amazing property!