



GRASSROOTS
REALTY GROUP

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**611, 107 Armstrong Place
Canmore, Alberta**

MLS # A2246823



\$599,000

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

Heating:	In Floor, Fireplace(s)	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 804
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	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!