



**903, 70 Dyrgas Gate
Canmore, Alberta**

MLS # A2249486



\$900,000

Division:	Three Sisters		
Type:	Residential/Other		
Style:	2 and Half Storey		
Size:	1,243 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	None	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Separate Entrance, Stone Counters		

Inclusions: Window Coverings

A rare 2 bedroom + office townhome in Three Sisters in Canmore. With sun-filled living spaces, heated cork floors and a modern kitchen, this is more than a property. It is home. Recent updates create a bright and welcoming feel inside while showcasing beautiful mountain views from window and deck. The attached single garage adds convenience for all seasons, for warmer winter mornings and ample storage for mountain gear. This is a private complex with plenty of green space on the surrounding grounds. 1 minute walk to the cherished local Bistro with outdoor patio where you're sure to chat up with a neighbour, and a boutique wine store. A leisurely stroll will take you to the under-construction commercial hub called the Gateway, with grocery store, coffee shop, brew pub, and gas station among other services. Hiking, Biking, Golf and Trans Canada bike path to downtown, all within 2 km from your door. Suitable for couples, families, weekend homes and investment.