



GRASSROOTS
REALTY GROUP

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1103, 70 Dyrgas Gate
Canmore, Alberta

MLS # A2256310



\$739,000

Division:	Three Sisters		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	Multi Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Furniture is available		

Alpine living at its finest! This 2 bed, 2 bath townhouse in the coveted Three Sisters neighbourhood delivers the full Canmore lifestyle. Inside, a chef-inspired kitchen with custom cabinetry and granite counters sets the stage for gatherings, while the striking rock fireplace and private hot tub invite you to relax after a day of adventure. The oversized garage has room for skis, bikes, paddleboards, and every mountain toy you can imagine. With world-class skiing, the Nordic Centre, and endless hiking trails just minutes away, this home is your key to the Bow Valley — whether as a full-time retreat or a weekend escape. Close to the new commercial complex featuring a grocery store, gas station and restaurants, convenience is only a step away. Booking a showing before the opportunity is gone.