



**201, 70 Dyrgas Gate
Canmore, Alberta**

MLS # A2289311



\$749,000

Division:	Three Sisters		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,041 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Views		

Heating:	In Floor, Forced Air
Floors:	Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cedar, Composite Siding, Stone
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 462
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: N/A

Welcome to this charming, recently updated, corner townhome, offering 2 bedrooms and 2 bathrooms; with open concept living with a stone-surround gas fireplace, all across 1,042 sq.ft. There is an attached single car garage, with overhead canoe/kayak storage. The primary bedroom walks out to the lower level patio, offering a lovely indoor/outdoor living area. Recent upgrades include sleek quartz kitchen countertops and lighting; new fridge and dishwasher; a fully upgraded main floor bathroom; new hardwood staircase, and luxury vinyl plank on the lower level. The home offers plenty of outdoor space, including a front porch, covered balcony accessible via the living area, and a walk-out covered lower level patio, perfect for enjoying those mountain views. Whether you're grilling up a meal on the BBQ or unwinding after a day of adventure, work, or play, you'll love the serene and inviting atmosphere this home provides. Whether you're a first time homebuyer, seeking a second home, or looking for an investment property, this is a fantastic opportunity to enter the Canmore market.