



**107, 85 Dyrgas Gate  
Canmore, Alberta**

**MLS # A2292918**



**\$965,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,599 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Lawn		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautifully designed 3 bedroom + loft townhome offering generous space for family living and effortless entertaining. The bright, open-concept main floor is truly the heart of the home—perfect for gathering with loved ones or hosting guests. Enjoy casual meals at the expansive eating bar, or sit down for more intimate dinners in the separate dining nook. Unwind in the cozy living room, complete with a gas fireplace—ideal for curling up with a good book and a glass of wine. As a desirable inner end unit, this home benefits from enhanced privacy with only one shared wall and an abundance of natural light streaming in from the west-facing windows. Upstairs, a versatile bonus loft invites your creativity—whether you envision a yoga studio, art space, home office, fourth bedroom, or a fun play area for the kids, the choice is yours. The large, double-attached garage provides ample space for vehicles, storage, or your next project. Located in an unbeatable setting, you’ll love being just steps from local favorites like the Market Bistro and UnWined Wine & Beer Store. The new Gateway shopping centre is only a short 10-minute walk away, while scenic recreational trails in every direction make it easy to enjoy biking, hiking, and running. Plus, convenient access to the free Canmore transit system is just around the corner.