



**1104, 70 Dyrgas Gate  
Canmore, Alberta**

**MLS # A2299244**



**\$949,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** Most furniture and Kitchenware can be available. Itemized list in Supplements.

Step into this thoughtfully designed townhome featuring a bright, vaulted main living area with warm wood accents and hardwood floors. The sleek kitchen is both functional and stylish, with quartz countertops, an eating bar, and an open flow into the living space, highlighted by river stone accents and a cozy gas fireplace. Large windows bring in plenty of natural light and capture beautiful mountain views, while the covered upper balcony offers a perfect spot to relax and enjoy the scenery year-round. This home includes 3 bedrooms and 2 bathrooms, with a primary suite featuring its own ensuite and walk-in-closet. A single-car garage and additional storage provide everyday convenience. Located in a well-maintained complex with easy access to shopping and nearby trails, perfect for those who love an active lifestyle without sacrificing comfort or style.