



**301, 70 Dyrgas Gate
Canmore, Alberta**

MLS # A2299940



\$815,900

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,180 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Radiant	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Cedar, Stone, Wood Siding	Zoning:	RES
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Natural Woodwork, Open Floorplan, Separate Entrance, Storage		

Inclusions: none

Unobstructed Mountain Views - Townhome Welcome to this charming, updated corner townhome in beautiful Canmore. This inviting 2-bedroom, 2-bathroom home offers 1180 sq.ft. of thoughtfully designed open-concept living space, perfect for both everyday comfort and entertaining. Step inside to discover a warm, rustic mountain feel, highlighted by hardwood floors, wood trim, and wood baseboards throughout. The spacious living area features a cozy river rock-surround gas fireplace, creating the perfect ambiance for relaxing after a day in the mountains. The kitchen is both stylish and functional, complete with granite countertops and stainless steel appliances. The primary bedroom includes a private ensuite bathroom, while the second bedroom provides flexibility for guests, a home office, or additional family space. Enjoy the convenience of separate in-unit laundry and dedicated storage. This home also features an attached single-car garage with extra storage space behind—ideal for all your mountain gear. Call your Associate today to view!