



**423, 107 Armstrong Place Place  
Canmore, Alberta**

**MLS # A2303725**



**\$655,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 811
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<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, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	build in BBQ		

Nestled in the prestigious Portal at Three Sisters, this 2-bedroom, 2-bathroom Built Green townhouse offers an elevated mountain lifestyle where modern updates meet alpine design. The entire unit was just repainted and features fresh carpets throughout, ensuring a pristine, move-in-ready experience. The main living area is defined by soaring vaulted ceilings and towering windows that invite natural light into the open-concept space, while a two-sided gas fireplace adds warmth to both the living and dining areas against a backdrop of framed mountain vistas. The well-appointed kitchen balances style and function with granite countertops, stainless steel appliances, and a gas stove. A standout feature of this residence is the inclusion of expansive balconies- a rare find in Canmore that significantly extends your living space. The main floor deck offers ample room for outdoor dining and lounging, providing a private vantage point to take in the surrounding peaks. This level also includes a spacious guest bedroom and a full four-piece bathroom, providing comfort and privacy for visitors. Upstairs, a sun-drenched loft serves as a versatile sanctuary for a home office, illuminated year-round by a striking bank of skylights. The primary suite is a true escape, featuring a walk-in closet and a beautifully upgraded master bathroom that adds a touch of modern luxury. Adding to the home's unique appeal, the primary bedroom boasts its own additional large private balcony, another rare luxury for quiet, starlit evenings or a peaceful morning coffee in total solitude. Beyond the home, the location offers an unparalleled lifestyle for the active resident. You are perfectly positioned within walking distance of several scenic dog parks, the local frisbee golf course, and the IGA at The Gateway for daily essentials. Complete with two assigned parking stalls and a storage unit in the secure

underground parkade, this property perfectly blends fresh, modern character with the very best of Three Sisters living. The kitchen is well equipped with granite countertops, stainless steel appliances, and a gas stove, making it both practical and inviting for everyday living or entertaining. A large deck off the living room extends the space outdoors and captures the surrounding mountain scenery. The main floor also includes one bedroom and a full 4-piece bathroom. Upstairs, the open loft level is bright year-round thanks to a striking bank of skylights, creating flexible space for a home office, reading area, or additional lounge. The upper-level primary bedroom features a walk-in closet, private deck, and ensuite bathroom with upgraded ceramic tile, creating a comfortable retreat above the main living space. Complete with two assigned parking stalls and a large storage unit in the secure underground parkade, this home is also within walking distance to IGA at The Gateway, adding everyday convenience to its quiet Three Sisters setting.