



**110, 80 Dyrgas Gate
Canmore, Alberta**

MLS # A2110290



\$874,999

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,321 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Off Str		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Boiler, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	n/a		

The Three Sisters are the backdrop for this spacious 3 bedroom townhome. Upon entering you will notice the abundance of windows and natural light. The main level offers a versatile layout with a large bedroom, full ensuite and a den, perfect for a media room or work from home space. Laundry and access to the heated single garage with gear storage makes this an ideal primary, teen or guest suite. The infloor heat is both cozy and efficient. On the upper level you will find an open concept dining and living area with a covered deck and spectacular mountain views. The kitchen is adorned with stainless appliances, granite countertops and exceptional vistas for washing the dishes. The gas fireplace with river rock makes this a welcoming family gathering place. The second bedroom boasts a south facing deck and full ensuite and the third bedroom is bright and spacious. Enjoy the privacy of an end unit with ample visitor parking. Access to trails right outside the door and just steps from the Market Bistro, Three Sisters Pharmacy and new gateway commercial development. A fantastic location and exceptional value. Contact your agent to view today.