



201, 75 Dyrgas Gate  
Canmore, Alberta

MLS # A2113631



**\$879,900**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Multi Level Unit		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,158
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CC - Local Commercial Dis
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** all Furniture, housewares, linens, electronics, decor, bbq

Fabulous turn-key top-floor condo in a well established Three Sisters neighborhood! 3 bedrooms, each with ensuite privileges, gives you the ultimate flexibility for full time living or a weekend getaway. Vaulted ceilings & large windows provide fantastic views & light to the open concept living area, with access to a generous west-facing deck - your private apre-adventure oasis! Well appointed with hardwood floors, granite counters, and tasteful decor; A complete furnishing package is included. This is a two-level unit with no-one above. The first bedroom is on the main level, with two additional generous sized bedrooms on the upper level. A secured, heated underground parking stall & storage locker complete this great package. Pet owners will appreciate the ability to stroll right outside from the unit door, bypassing any elevators or interior halls. The outdoor courtyard also features access to a firepit right out back, and nearby trail systems connect to the TransCanada Trail pathway system. Enjoy the convenience of having the Market Bistro and wine boutique on site. The new Gateway commercial project under construction will add fantastic walkability to an already lovely location. Please note this condo is not zoned for short term rentals.