



**310, 107 Armstrong Place  
Canmore, Alberta**

**MLS # A2116102**



**\$740,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 884
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Turnkey! All furnishings...everything physically present in the unit.

Escape to your mountain retreat nestled within The Portals complex, a coveted community in the picturesque town of Canmore. This inviting 2 bedroom, 2 bath sanctuary offers the perfect blend of comfort and luxury. Enter through a large tiled foyer into an open-concept living space featuring hardwood floors and a cozy gas fireplace. Floor-to-ceiling windows frame breathtaking mountain views, creating an atmosphere of tranquility and awe. The gourmet kitchen is a chef's delight, boasting stainless steel appliances, a corner pantry, and a wrap-around granite breakfast bar. Adjacent to the kitchen, a built-in desk area with handcrafted cabinetry provides a functional workspace. The primary bedroom retreat beckons with its private patio and a 3-piece ensuite bath, offering a serene escape. The second bedroom also features access to a private patio, perfect for enjoying the crisp mountain air, and shares a separate 4-piece bathroom with guests. Both bedrooms are carpeted for added comfort. Step outside onto the large patio, complete with a built-in gas barbecue, ideal for entertaining friends and family against a backdrop of stunning mountain vistas. With in-suite laundry, plenty of storage, and two parking spaces in the heated underground garage, convenience is paramount. Situated in a quiet corner of the complex, this single-level unit provides peace and privacy. Explore hiking and biking trails right outside your front door, immersing yourself in the natural beauty of the Three Sisters community. Offered fully furnished, this turnkey retreat is ready to welcome you home to mountain living at its finest.