



**222, 107 Armstrong Place
Canmore, Alberta**

MLS # A2137551



\$699,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	996 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 812
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

Two bedroom plus loft townhouse with underground parking. Nestled beside the Stewart Creek Golf Course, this functional floorplan spread out on two levels offers two bedrooms, two bathrooms plus a loft. The kitchen has granite countertops, a convenient sit-up bar, and top-tier stainless steel appliances, including a gas range. The dining and living areas exude warmth with a cozy gas fireplace and in-floor heating throughout. Step onto the sun-drenched patio featuring a built-in Vermont Castings BBQ and relish unobstructed mountain views. Granite countertops adorn both the patio and bathrooms, beautifully complementing the hardwood and heated ceramic tile flooring. The property comes with two underground parking spaces and secure storage area, perfect for all your mountain gear and equipment. Unparalleled location with direct access to the Canmore trail network.