



**404, 70 Dyrgas Gate
Canmore, Alberta**

MLS # A2204853



\$949,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,372 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees, Views		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	None	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan		

Inclusions: N/A

Two bedroom plus den townhome with an attached garage. This charming, well-maintained property is located in a highly desirable complex and offers the perfect blend of comfort and convenience. With two spacious bedrooms, a den and two full bathrooms, this home features a thoughtfully designed, open-concept floor plan all on one level. Vaulted ceilings throughout create a sense of openness, while the kitchen with a raised eating bar flows seamlessly into the great room. The cozy fireplace adds warmth and character to the space. Step outside to the expansive deck, perfect for enjoying the scenery. The primary bedroom includes an ensuite bath. A second bedroom is located nearby, along with the den—ideal for an office or additional living space. Attached garage provides ample storage, ensuring everything has its place. The property is just steps away from beautiful hiking and biking trails, as well as the Stewart Creek Golf Course, making it the perfect location for outdoor enthusiasts.