# \$749,000 - 1005, 70 Dyrgas Gate, Canmore

MLS® #A2203246

### \$749,000

2 Bedroom, 2.00 Bathroom, 483 sqft Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

OPEN HOUSE THIS SATURDAY 1PM-4PM! Whether you're seeking a weekend retreat or putting down roots in Canmore, this 944 sq ft townhome in Three Sisters' Collier's Ridge delivers what matters most: space, quality, and that coveted garage that sets it apart in the local market.

For weekend visitors, this becomes your personal basecampâ€"where adventures begin and end, where gear has a proper home, and where mountain living feels effortless. For locals, it represents that crucial step upâ€"from condo living to the pride of townhome ownership with the storage space that transforms daily life.

The thoughtfully designed two-level floor plan speaks to both lifestyles. Upstairs, the open concept kitchen, dining, and living areas create a natural gathering space that feels larger than its footprint suggests. Morning light streams onto the private balconyâ€"perfect for that first coffee before heading out. As evening falls, the gas fireplace becomes the heart of the home, warming the space as you unwind.

Downstairs, two well-proportioned bedrooms and a full bathroom with radiant heated floors provide the comfort you deserve. The maple hardwood throughout adds warmth and character that bland carpet simply can't match. The private patio extends your living space outdoors, creating yet another spot to enjoy







#### mountain air.

But let's talk about what truly distinguishes this home: the single car garage. For weekenders, it means secure storage for your mountain bikes, skis, paddleboards, and hiking gear. For locals, it represents the end of Canmore's winter morning scraping ritual and protection for your vehicle year-round. Either way, it's a feature that becomes more valuable with each passing season.

Location amplifies everything. Situated on Canmore's path system, you're connected to downtown and countless trailheads. The café and wine shop across the street become part of your daily rhythm. And soon, the new Gateway at Three Sisters development will bring even more conveniences within walking distance.

This townhome isn't just a propertyâ€"it's a lifestyle upgrade that speaks to where you are or where you want to be. For the outdoor enthusiast or the local looking to plant stronger roots, this is home.

Built in 2003

#### **Essential Information**

MLS® # A2203246 Price \$749,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 483
Acres 0.00
Year Built 2003

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 1005, 70 Dyrgas Gate

Subdivision Three Sisters

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 3J6

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Washer

Heating Forced Air, Natural Gas, Fireplace Insert, In Floor

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Views

Roof Asphalt Shingle

Construction Composite Siding, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 17th, 2025

Days on Market 16 Zoning R3

## **Listing Details**

### Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.