

# \$949,000 - 404, 70 Dyrgas Gate, Canmore

MLS® #A2204853

## \$949,000

3 Bedroom, 2.00 Bathroom, 1,372 sqft  
Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

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.

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2204853  |
| Price     | \$949,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,372         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 404, 70 Dyrgas Gate    |
| Subdivision | Three Sisters          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 3J6                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan       |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | In Floor  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Basement          | None  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Landscaped, Low Maintenance Landscape, Many Trees, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Wood Siding                                       |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 22nd, 2025

Days on Market        12

Zoning                  R3

### **Listing Details**

Listing Office            CENTURY 21 NORDIC REALTY

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