

# \$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        34

Zoning                 R3

### **Listing Details**

Listing Office            CENTURY 21 NORDIC REALTY

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.