

# \$779,000 - 201, 70 Dyrgas Gate, Canmore

MLS® #A2241985

**\$779,000**

2 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

Welcome to 201-70 Dyrgas Gate, a beautifully updated 2-bedroom, 2-bathroom townhouse offering 1042 sq ft of stylish and functional living space in Canmore's serene Three Sisters neighborhood. This inviting home features a cozy gas fireplace, an efficient open-concept layout, and a private balcony to soak in breathtaking mountain views. Notable upgrades include a fully renovated bathroom, granite kitchen countertops, a custom wood staircase, vinyl flooring on the lower level, fresh interior paint, and new appliances including a washer, dryer, and fridge. The property includes both an attached garage and an additional outdoor parking "perfect for full-time residents or weekenders. Nestled steps from scenic hiking and biking trails, the home is just minutes from a golf course, school, restaurant, and pharmacy" with a brand-new grocery store set to open within a 5-minute walk. All this is located just a 7-minute drive to downtown Canmore, offering the ideal balance of convenience, nature, and lifestyle.

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2241985  |
| Price     | \$779,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,042         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 201, 70 Dyrgas Gate    |
| Subdivision | Three Sisters          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W3J6                 |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Visitor Parking, Parking                                       |
| Parking Spaces | 1                                                              |
| Parking        | Garage Door Opener, Additional Parking, Single Garage Attached |
| # of Garages   | 1                                                              |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage, Ceiling Fan(s), Granite Counters, Master Downstairs, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Range, Microwave Hood Fan                      |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas, Mantle, Stone, Living Room, Raised Hearth                                                                                |
| Basement          | None                                                                                                                          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance                        |
| Lot Description   | Low Maintenance Landscape, Backs on to Park/Green Space, Treed |
| Roof              | Asphalt Shingle                                                |

|              |                               |
|--------------|-------------------------------|
| Construction | Composite Siding, Wood Siding |
| Foundation   | Poured Concrete               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 101             |
| Zoning         | Res Multi       |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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