

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

MLS® #A2203246

**\$749,000**

2 Bedroom, 2.00 Bathroom, 483 sqft

Residential on 0.00 Acres

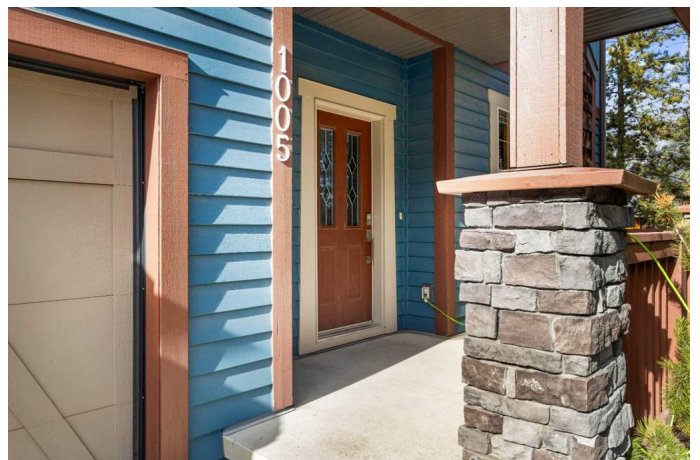
Three Sisters, Canmore, Alberta

The Lifestyle Upgrade: Three Sisters Townhome with the Garage You Need. 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 basecamp—where adventures begin and end, where gear has a proper home, and where mountain living feels effortless. For locals, it represents that crucial step up—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 balcony—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 caf   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 property  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 Dyrkas 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           | In Floor, Forced Air, Natural Gas, Fireplace Insert  |
| 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      | Stucco, Wood Frame, Composite Siding |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 46               |
| Zoning         | R3               |

**Listing Details**

Listing Office                      MaxWell Capital Realty

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