

# \$749,000 - 105, 70 Dyrgas Gate, Canmore

MLS® #A2233319

**\$749,000**

2 Bedroom, 2.00 Bathroom, 481 sqft

Residential on 0.00 Acres

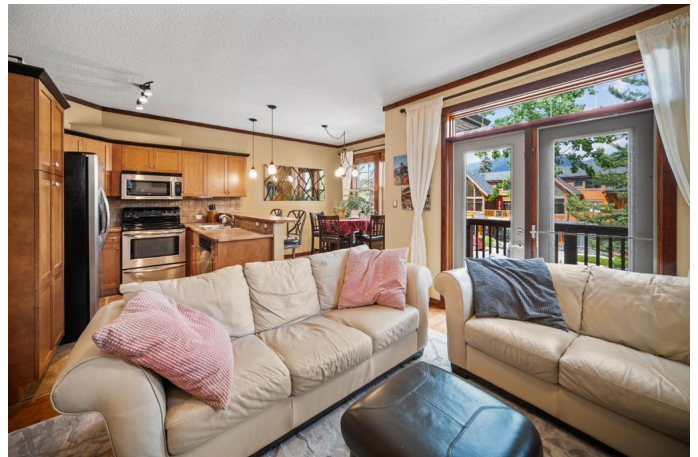
Three Sisters, Canmore, Alberta

Welcome to 105 â€“ 70 Dyrgas Gate, a charming two-bedroom, one-and-a-half-bath townhome ideal for first-time buyers, those looking to downsize, or anyone seeking a weekend escape to the mountains. With 936 sqft of thoughtfully designed living space across two levels, this home offers both functionality and comfort in a peaceful, established part of the Three Sisters community. Enjoy your morning coffee on the mountain-view deck off the living room, or unwind in the evening on the private patio just off the primary bedroom. The attached single car garage and storage area add practicality, making it easy to store your gear and embrace the active mountain lifestyle. Set in a mature neighbourhood steps from paved walking and biking trails, you're also just a short stroll to the up-and-coming Gateway developmentâ€™ soon home to shops, dining, and a new grocery store. Whether you're planting roots or carving out a mountain retreat, this home is a smart choice in one of Canmoreâ€™s most desirable areas.

Built in 2004

## Essential Information

MLS® #	A2233319
Price	\$749,000
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	481
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	105, 70 Dyrgas Gate
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3J6

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Garage Faces Side, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, Separate Entrance, Master Downstairs
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Views
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	13
Zoning	R3

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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