

# \$959,000 - 313, 80 Dyrgas Gate, Canmore

MLS® #A2206484

**\$959,000**

3 Bedroom, 3.00 Bathroom, 1,354 sqft  
Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

Nestled in the heart of the quieter Three Sisters area of Canmore, this charming 3-bedroom, 3-bathroom end unit townhome offers an unparalleled blend of nature, privacy, and convenience. Surrounded by breathtaking mountain vistas, this home is a true sanctuary.

Designed with mountain living in mind, it features a spacious single garage, perfect for storing all your outdoor gear. Enjoy year-round comfort with in-floor heating, while large windows throughout bathe the home in natural light. Start your day with the warmth of the morning sun on the East-facing patio, and wind down with a stunning sunset from the West-facing balcony—ideal for evening dinners or relaxing with a beverage.

The open-concept layout creates an inviting atmosphere, perfect for entertaining family and friends. Whether you're cycling to town via the nearby paved path or exploring the numerous trailheads for hiking and mountain biking, outdoor adventures are right at your doorstep. Plus, the off-leash dog park and Frisbee Golf Course are just a short walk away, providing more recreational options for you and your family.

In just two minutes, you'll also have exclusive access to the upcoming Gateway development, slated to open in Summer 2025. This vibrant community hub will offer a grocery store, gas bar, restaurants, and shopping,



making everyday life even more convenient.

Now is the perfect time to make Canmore your home and experience the tranquility and beauty of living in the Canadian Rockies. Contact us todayâ€”your future self will thank you!

Built in 2006

### **Essential Information**

MLS® #	A2206484
Price	\$959,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,354
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	313, 80 Dyrgas Gate
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W3M7

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Off Street, Single Garage Attached, Parking Pad
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Master Downstairs
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Oven
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Balcony, Other, Private Entrance
Lot Description	Few Trees, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	6
Zoning	SC-R3 Residential

## Listing Details

Listing Office	RE/MAX Alpine Realty
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