

\$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, Parking Pad, Single Garage Attached |
| # 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 Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| 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 | 15 |
| Zoning | SC-R3 Residential |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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