

# \$897,000 - 302, 85 Dyrgas Gate, Canmore

MLS® #A2232666

**\$897,000**

2 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 0.03 Acres

Three Sisters, Canmore, Alberta

A beautifully appointed, south-facing 4-level townhome that embodies the perfect fusion of luxury, comfort, and mountain living. This 2-bedroom 2.5-bath+loft offers a spacious layout that captures the essence of sophisticated alpine living, with stunning finishes and thoughtful design. The main level welcomes you with an open-concept layout, featuring a generous living room with a cozy corner fireplace—the perfect setting for relaxing after a day on the trails. The living space flows effortlessly into a spacious dining area and a newly upgraded kitchen, ideal for entertaining family and friends. Just steps from the kitchen, access to a large private patio invites you to unwind in a serene outdoor space. The 2nd level, the primary suite is a true retreat, offering a private ensuite and a charming Juliette balcony to enjoy the views. The second bedroom is equally spacious, featuring a walk-in closet and convenient access to a beautifully appointed four-piece bathroom. The upper level boasts a vaulted loft, a versatile space perfect for a media room and cozy office nook. On the lower level, a well-designed laundry and mechanical room provides additional storage space, while the adjacent mudroom adds a functional touch, ideal for mountain gear. Additional features include in-floor heating throughout all levels and a double car garage, offering ample room for both vehicles and mountain toys. Located steps from the mountain trails, shops, and restaurants, this home combines the very best



of contemporary living and mountain lifestyleâ€”a rare opportunity to own in one of Canmoreâ€™s most sought-after communities.

Built in 2004

### **Essential Information**

MLS® #	A2232666
Price	\$897,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,531
Acres	0.03
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	302, 85 Dyrgas Gate
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W3L1

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	2
Zoning	Res Multi

## Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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