

201, 85 Dyrgas Gate  
Canmore, Alberta

MLS # A2281521



## \$898,000

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Murphy bed in living room

This spacious 2 bedroom end-unit townhouse at 201, 85 Dyrgas Gate immediately stands out for its wide, open-concept layout and exceptional natural light. The main living space feels airy and welcoming, with generous sightlines between the kitchen, dining, and living areas, making it ideal for both everyday living and entertaining. Large windows capture beautiful mountain views and excellent sun exposure throughout the day, while fresh, bright white paint enhances the clean, modern feel of the home. The kitchen is well-appointed with new appliances and flows seamlessly into the living area, which opens onto a private, fully enclosed rear patio, offering a quiet and sunny outdoor space that feels tucked away and protected. Thoughtfully integrated into the main floor is a built-in Murphy bed, subtly tucked away off the living room to comfortably accommodate guests when needed and completely out of the way when not in use. Upstairs, the two bedrooms are well-proportioned, with the primary bedroom featuring its own 2-piece ensuite and walk-in closet, in addition to a full bathroom serving the upper level and a convenient half bath on the main floor. In-floor heating on the lower level efficiently complements the forced air furnace, providing comfortable and consistent warmth, particularly during the winter months. A rare and highly desirable double car garage sets this unit apart, offering excellent storage and secure parking that is increasingly hard to find in The Bow Valley. With reasonable condo fees and a location close to the new Gateway shopping centre, OLS school, Stewart Creek Golf club and an extensive network of walking and biking trails, this home offers an ideal blend of space, functionality, and mountain lifestyle in one of Canmore's most accessible neighborhoods.