

# \$825,900 - 522, 80 Dyrgas Gate, Canmore

MLS® #A2210301

**\$825,900**

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

Tucked into the established Three Sisters neighbourhood, this refined two-bedroom, two-bath townhome offers over 1,030 square feet of thoughtful, single-level living.

Positioned on the top floor, the home features vaulted ceilings and front and rear balconies that extend your living space into the mountain air. The open-concept layout flows effortlessly, while the primary bedroom is set quietly at the back, overlooking a tranquil stand of trees. Designed for effortless mountain living, the residence includes a private garage and an expansive storage room on the entry level—perfect for stowing gear between adventures. Steps from a local bistro and wine boutique, and walking distance to the emerging Gateway commercial hub, the location balances convenience with nature. Trails unfurl from your front door, inviting spontaneous hikes or bike rides. Professionally managed, the complex offers a true lock-and-leave lifestyle—ideal for weekenders and full-time residents alike.

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2210301  |
| Price      | \$825,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 973               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 522, 80 Dyrgas Gate    |
| Subdivision | Three Sisters          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 0M8                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | None  |
| Parking Spaces | 2   |
| Parking        | Driveway, Single Garage Attached, On Street |
| # of Garages   | 1   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)                               |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Oven, Range |
| Heating           | Radiant  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Stone  |
| Has Basement      | Yes  |
| Basement          | Partial, Walk-Out  |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Lot Description   | Street Lighting, Views |
| Roof              | Asphalt Shingle        |

|              |                                |
|--------------|--------------------------------|
| Construction | Stone, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 45               |
| Zoning         | R3               |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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