

# \$640,000 - 612, 107 Armstrong Place, Canmore

MLS® #A2209685

**\$640,000**

2 Bedroom, 2.00 Bathroom, 919 sqft

Residential on 0.02 Acres

Three Sisters, Canmore, Alberta

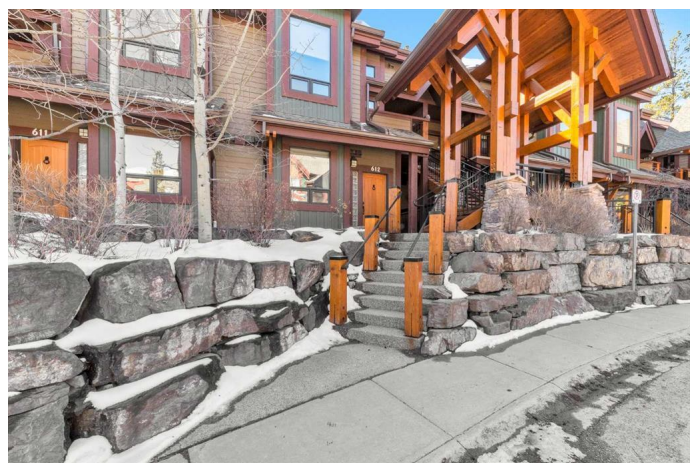
This 2 bed, 2 bath home in Canmore's sought after Three Sisters community offers the perfect mix of comfort, function, and location. Inside, you'll find exposed wood cabinetry, solid stone countertops, and matching wood trim, doors, and vanities that give the home a clean, mountain feel. The open layout includes a gas fireplace with exposed rock and a wooden mantle, plus loads of natural light and a primary suite with a 3 piece ensuite and walk in closet. Heated linoleum floors with in-floor radiant water heating keep things efficient and warm year round. Step outside to your private patio with a built in gas BBQ, great for winding down after a day in the mountains or entertaining friends and family. This unit comes with two heated, secured underground parking stalls and a large heated storage unit for all your gear. You're minutes to Stewart Creek Golf Course, downtown Canmore's restaurants and shops, and right next to a network of hiking, biking, and walking trails. Banff National Park is just 15 minutes away, with four major ski resorts - Norquay, Sunshine, Nakiska, and Lake Louise, all within a 40 minute drive. A clean, well-kept home in a prime location - ready for full time living or a mountain escape.

Built in 2007

## Essential Information

MLS® #

A2209685



Price	\$640,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	919
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	612, 107 Armstrong Place
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3M1

### **Amenities**

Amenities	Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Covered, Paved, Secured, Underground, Enclosed
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Stone Counters, Storage
Appliances	Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Built-in Barbecue, Outdoor Grill, Private Entrance, Storage
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Lot Description	Back Yard, Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Street Lighting, Wooded
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	8
Zoning	R3

### **Listing Details**

Listing Office	2% Realty
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