

# \$589,000 - 612, 107 Armstrong Place, Canmore

MLS® #A2242242

**\$589,000**

2 Bedroom, 2.00 Bathroom, 919 sqft

Residential on 0.02 Acres

Three Sisters, Canmore, Alberta

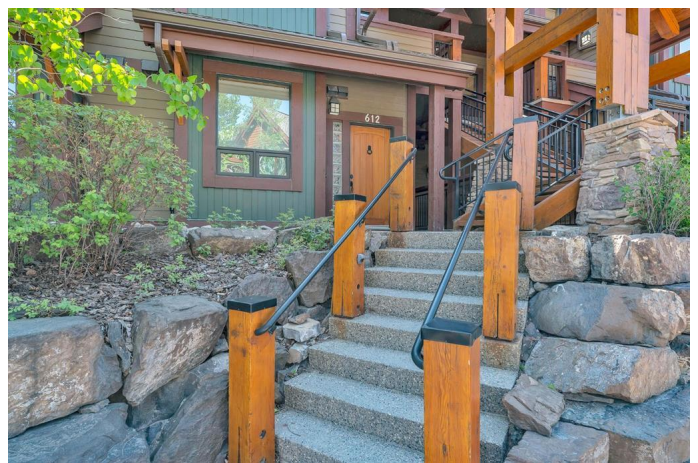
This 2 bed, 2 bath home in Canmore's sought after Three Sisters community offers the perfect mix of comfort, function, and location. Inside, you'll find exposed wood cabinetry, solid stone countertops, and matching wood trim, doors, and vanities that give the home a clean, mountain feel. The open layout 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® #

A2242242



|                |                   |
|----------------|-------------------|
| Price          | \$589,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 919               |
| Acres          | 0.02              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| 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 | T1W3M1                   |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Visitor Parking   |
| Parking Spaces | 2                 |
| Parking        | Assigned, Parkade |
| # of Garages   | 2                 |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Pantry, Stone Counters                  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Microwave Hood Fan, Washer/Dryer |
| Heating           | In Floor, Hot Water, Natural Gas                                      |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas                                                                   |
| Basement          | None                                                                  |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | BBQ gas line, Balcony, Built-in Barbecue, Outdoor Grill |
|-------------------|---------------------------------------------------------|

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, No Neighbours Behind |
| Roof            | Asphalt Shingle                                    |
| Construction    | Wood Frame                                         |
| Foundation      | Poured Concrete                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 106             |
| Zoning         | R3              |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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