

# \$599,000 - 611, 107 Armstrong Place, Canmore

MLS® #A2246823

**\$599,000**

2 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

This 2 bedroom, 2 full bathroom Built Green apartment in The Portal at Three Sisters offers modern mountain luxury in a quiet setting. A 2-sided gas fireplace accents the open concept living room and dining room. Enjoy in-floor heating under engineered hardwood flooring, run by tankless on-demand hot water.

The well equipped, modern kitchen has stainless appliances and granite counters. The large patio, accessed from the living room, has a built in gas BBQ with granite surround.

Backing onto trees and the 2nd fairway of the Stewart Creek golf course, the patio is private and quiet. The primary bedroom features a walk through closet and three piece ensuite bathroom. There is a second bedroom with a murphy bed, offering flexible use. The closets feature California Closet organizers. Adjacent to the second bedroom is an updated 4 piece bathroom, and a large laundry / storage closet. This luxury condo has been well maintained, with only two owners since new! Two assigned parking stalls and a separate large assigned storage unit (set up to store four bikes plus other gear) in the secure underground parkade round out this amazing property!

Built in 2007

## Essential Information

MLS® # A2246823

Price \$599,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 938               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 611, 107 Armstrong Place |
| Subdivision | Three Sisters            |
| City        | Canmore                  |
| County      | Bighorn No. 8, M.D. of   |
| Province    | Alberta                  |
| Postal Code | T1W 3M1                  |

### **Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                          |
| Utilities      | Cable Available, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                        |
| Parking        | Assigned, Parkade                                                        |

### **Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Storage             |
| Appliances        | Dishwasher, Freezer, Gas Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor, Fireplace(s)                                                                           |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                 |
| # of Stories      | 2                                                                                                |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Built-in Barbecue |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame        |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 76               |
| Zoning         | Multi-family     |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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