

# \$1,149,000 - 904, 109 Armstrong Place, Canmore

MLS® #A2248646

**\$1,149,000**

4 Bedroom, 4.00 Bathroom, 2,074 sqft

Residential on 0.09 Acres

Three Sisters, Canmore, Alberta

Great value Single family 4 bed home situated in TSMV. Surrounded by trees, adjacent to Stewart Creek Golf Course this home enjoys a private backyard and is walking distance to a host of amenities such as schools, playing fields, a future commercial village, walking trails , Quarry Lake, a dog park and much more. Ideal as a great family home or vacation property. The lower level functions like a 1 bed suite and seller is offering NO CONDO FEES for 6 months.

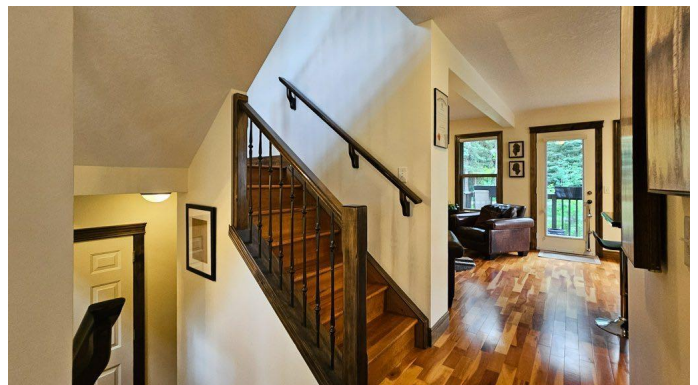
Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248646    |
| Price          | \$1,149,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,074       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

## Community Information

Address 904, 109 Armstrong Place



|             |                        |
|-------------|------------------------|
| Subdivision | Three Sisters          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W3L2                 |

### Amenities

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

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Jetted Tub, Natural Woodwork               |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven, Disposal |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Boiler                                                                                                         |
| Cooling           | None                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Family Room                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Playground, Private Yard                                                                                              |
| Lot Description   | Back Yard, Cul-De-Sac, Garden, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, On Golf Course |
| Roof              | Asphalt Shingle                                                                                                                                      |
| Construction      | Stucco, Wood Frame, Asphalt, Cedar, Mixed                                                                                                            |
| Foundation        | Poured Concrete                                                                                                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 11                |
| Zoning         | Residential       |
| HOA Fees       | 844               |

HOA Fees Freq.     MON

**Listing Details**

Listing Office             RE/MAX Alpine Realty

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