

# \$1,199,000 - 124, 104 Armstrong Place, Canmore

MLS® #A2209536

**\$1,199,000**

3 Bedroom, 3.00 Bathroom, 2,036 sqft

Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

Experience the best of mountain living at this stunning 3-bedroom, 3-bathroom, single level condo in Trailside Lodges. Spanning over 2000SF, this property offers breathtaking, Southeast-facing mountain views, an abundance of natural light, and a seamless blend of comfort and style. As you enter, you're immediately greeted by an open-concept living area, where a floor-to-ceiling stone fireplace and beautiful hardwood flooring create a warm and inviting atmosphere. The gourmet kitchen features high-end finishes, generous counter space, and lots of cupboards, ideal for culinary enthusiasts. The primary suite is a spacious, private retreat with space for a lounge area, direct deck access, and a large ensuite with a corner jetted tub, double vanity, spacious shower, water closet and walk-in closet. A second master suite also boasts direct deck access, a walk-in closet, and another elegant ensuite with double vanities. The third bedroom, tucked away for privacy, enjoys its own unique mountain views with a third full bathroom nearby. An oversized laundry room with additional flex space add to the home's thoughtful design and offer tons of storage room. Enjoy outdoor living year-round on the impressive 35' x 9' partially covered deck, complete with a roll-down sunshade and patio heater, providing a comfortable space to take in the incredible mountain vistas. A number of recent upgrades have been completed, including new appliances, new



kitchen sink/faucet, new toilets, & a murphy bed. Ownership at Trailside Lodges includes access to one of the best-outfitted clubhouses in Canmore, with hands down, the best outdoor hot tub with unbelievable panoramic views, an indoor resistance pool, a well-equipped fitness center, billiards & games loft, and a theatre room. Additional conveniences include a heated underground parking stall, storage for all your seasonal gear, and ample guest parking. This home is move-in ready and offers the perfect lock-and-leave lifestyle without compromising space or luxury.

Built in 2006

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209536          |
| Price          | \$1,199,000       |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 2,036             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 124, 104 Armstrong Place |
| Subdivision | Three Sisters            |
| City        | Canmore                  |
| County      | Bighorn No. 8, M.D. of   |
| Province    | Alberta                  |
| Postal Code | T1W 3L5                  |

### **Amenities**

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                  |
| Parking        | Assigned, Heated Garage, Parkade, Underground                                                      |
| Has Pool       | Yes                                                                                                |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                      |
| Appliances        | Dishwasher, Microwave, Refrigerator, Window Coverings, Dryer, Electric Stove, Washer |
| Heating           | In Floor, Natural Gas                                                                |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas, Great Room, Mantle, Stone                                                       |
| # of Stories      | 3                                                                                    |
| Basement          | None                                                                                 |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Lot Description   | Views                         |
| Roof              | Rubber                        |
| Construction      | Cedar, Log, Stone, Wood Frame |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 117             |
| Zoning         | Res Multi       |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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