

# \$1,490,000 - 2, 300 Eagle Terrace Road, Canmore

MLS® #A2263382

**\$1,490,000**

2 Bedroom, 4.00 Bathroom, 2,008 sqft

Residential on 0.05 Acres

Eagle Terrace, Canmore, Alberta

Perched above the desirable Eagle Terrace neighbourhood, this three-level walk-out townhouse offers the perfect balance of mountain living & modern comfort. A coveted corner suite with a single-car garage, it has been thoughtfully designed by the original owners who modified the floorplan to maximize space & natural light with additional windows framing the stunning alpine surroundings. The main living area features an open-concept design anchored by a striking river rock gas fireplace. Step onto the front balcony to take in sweeping views of the iconic Three Sisters peaks. A smartly laid out kitchen with island and a cozy breakfast nook extend seamlessly to a second balcony overlooking a peaceful treed reserve, the ideal backdrop for your morning coffee. A dining area & powder room complete this inviting level. Upstairs, two spacious bedrooms with vaulted ceilings each enjoy their own private ensuite; separated by a dedicated laundry area. One bedroom captures inspiring mountain views, while the other gazes into the quiet treetops, offering the best of both worlds. The walk-out level provides a versatile flex room with direct access to a private patio & hot tub, perfect for unwinding after a day of adventure. A full bathroom, storage & single-car garage complete this thoughtfully appointed home. Whether you are looking for a full-time residence or a mountain retreat, this property offers more than just a home—it's your gateway to the coveted Eagle Terrace lifestyle,



where trails, community & breathtaking views  
are just outside your door.

Built in 2003

### **Essential Information**

MLS® #	A2263382
Price	\$1,490,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,008
Acres	0.05
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	2, 300 Eagle Terrace Road
Subdivision	Eagle Terrace
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3E5

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Solar Tube(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer

Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Exterior Entry, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 8th, 2025
Days on Market	2
Zoning	Multi-Residential

## Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.