

# \$1,390,000 - 2, 300 Eagle Terrace Road, Canmore

MLS® #A2263382

**\$1,390,000**

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          | \$1,390,000   |
| 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 Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Electric Oven |

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

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 22                |
| Zoning         | Multi-Residential |

## Listing Details

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

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