



GRASSROOTS
REALTY GROUP

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202, 176 Kananaskis Way
Canmore, Alberta

MLS # A2234888



\$479,800

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Stone, Stucco

Foundation: -

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: \$ 555

LLD: -

Zoning: EHD

Utilities: -

Inclusions: None

Welcome to Your Updated Condo in Canmore. Discover this recently refreshed two-bedroom, one-bath condo featuring unobstructed mountain views. Recent Updates Include: A fresh coat of paint throughout, new luxurious vinyl plank flooring, new stacked washer/dryer, new refrigerator, stove, dishwasher, kitchen sink and new lighting throughout. New blinds scheduled for installation in early July. The open-concept living space is both bright and welcoming, featuring an abundance of natural light and easy access to a balcony that presents stunning mountain views. Additional Features: Secured and heated parkade with one parking stall and a personal storage unit. There is a storage area for bicycles and plenty of visitor parking. You are a short walk to a free bus stop, dog park, and an easy walk or bike ride to downtown, local coffee shops, restaurants, and more. Dog-friendly complex (with restrictions). This unit and location provides excellent value and opportunities in the Bow Valley. Don't miss out on this! This condo is zoned as EHD - Employee Housing District.