



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**320, 176 Kananaskis
Canmore, Alberta**

MLS # A2235382



\$474,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	650 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Garage Faces Front, Heated Driveway, Heated Garage, Parkade, S		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 555
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: N/A

Top Floor Whiskey Jack Chalet Condo with Excellent Mountain Views! This bright and open entry level condo comes complete with six appliances, large balcony, and secure heated underground parking and storage. This unit originally had two bedrooms and could easily be converted back. This affordable condo is ideal as an entry level home or long-term rental investment. This convenient location is connected by numerous walking/biking trails and is close to the Shoppes of Canmore which includes numerous restaurants and shopping along with public transit routes around Canmore and to Banff. The occupant is to work a minimum 20 hours per week in the Bow Valley. Currently tenant occupied with lease until November 1st, this well cared for condo is priced to sell quickly!