



GRASSROOTS
REALTY GROUP

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**408, 186 Kananaskis Way NW
Canmore, Alberta**

MLS # A2236691



\$749,999

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Bow Valley Trail | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 830 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Assigned, Stall, Tandem | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------------|
| Heating: | Baseboard, Natural Gas | Water: | Public |
| Floors: | Carpet, Laminate | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 620 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Stucco, Wood Frame | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Track Lighting, Vaulted Ceiling(s) | | |

Inclusions: None

Welcome to Top Floor Living! This immaculate unit boasts beautiful morning light and stunning views. The living area has vaulted ceilings and a great patio. The kitchen has an eating bar as well as a cute dining area. Ample living space with a Primary Bedroom and en suite and two additional bedrooms and a bathroom. Builders Size 905 Sq Ft. Centrally located and a quick walk to all of the major shopping areas and river trails.. This unit offers a portable in suite washer and a tandem parking spot. There are also laundry facilities easily accessible on this floor. The Fairholme Complex is a secure building with an Individual Storage Cage, Community Bike Storage, Fitness Facility and Library. Maintenance Free condo living with low condo fees.