



GRASSROOTS
REALTY GROUP

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**113, 115 Kananaskis Way
Canmore, Alberta**

MLS # A2240266



\$1,552,950

Division:	Bow Valley Trail		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,286 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Street Lighting, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 1,166
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	Visitor Acomm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	NA		

GST HAS BEEN INCLUDED IN THE LIST PRICE, PLEASE CONSULT YOUR ACCOUNT TO DISCUSS DEFERRAL OPTIONS This beautifully designed 3-bedroom, 4-bath townhome offers the ultimate blend of luxury, flexibility, and income potential. Perfectly set up for Airbnb or VRBO, the layout features a self-contained lower-level suite with private entrance and 4-piece bath — ideal for hosting guests independently or maximizing revenue. The main living area stuns with 18-foot vaulted ceilings, expansive windows, and an open-concept kitchen and living area seamlessly extend to a generously sized deck, where you can soak in unobstructed, panoramic mountain views — the perfect setting for morning coffee or evening unwinding. Upstairs, two more spacious bedrooms including a primary with ensuite, plus an additional full bath. Enjoy the complex's heated outdoor pool and hot tub, after a day on the trails. All this, just steps from downtown Canmore.