



GRASSROOTS
REALTY GROUP

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224, 176 Kananaskis Way
Canmore, Alberta

MLS # A2240442



\$455,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	649 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	EHD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this two-bedroom, one-bath apartment in the heart of Canmore. This unit is an ideal entry-level purchase. Offering 649 sq. ft. of functional living space, this east-facing unit has impressive mountain views and abundant natural light. Additional perks include heated underground parking, pet-friendly rules for cats and dogs up to 33 lbs. The location is ideal: an easy walk or bike ride to downtown, local coffee shops, grocery stores, and more. Please note: Residents must be employed in Canmore for 20+ hours per week.