



GRASSROOTS
REALTY GROUP

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

**103, 187 Kananaskis Way
Canmore, Alberta**

MLS # A2242448



\$1,257,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Bow Valley Trail | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,122 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Cork | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,448 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | Hotel Condo |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Elevator, Recreation Facilities | | |

| | |
|--------------------|-----|
| Inclusions: | N/A |
|--------------------|-----|

Welcome to this huge 1,122 sq.ft. 3 bedroom, 2 bathroom short-term rental zoned property at Solara Resort & Spa! You will enjoy the massive 27' x 16' patio surrounded by timber frames, trees & attractive mountain architecture which create a terrific ambiance in this quiet corner of the resort just steps away from everything that Spring Creek & Downtown Canmore have to offer! You will appreciate the many fine touches throughout including European cork floors & appliances, wine fridge, granite & polished concrete countertops, comfortable carpet in the bedroom. The Bathroom includes a soaker tub, rain shower & massage jet to help relax after your mountain adventures! You will enjoy the hot tub & pool, One wellness Spa, physiotherapy clinic, best fitness center in the neighborhood, ski waxing room, large storage lockers, expansive underground parking, convenience of the on site Axis restaurant & bar and extra bookings Main Space wedding & event hosting space! Solara has many features you will not find elsewhere! This property generated \$158,000 in gross deposits in 2024 and there are many strong bookings in place for the remainder of 2025! The price is \$1,198,000 + GST fully furnished and ready to go! GST is usually deferred and not paid at the time of sale when the buyer is GST registered. This is a fantastic opportunity both to use the property for personal enjoyment and to generate strong income on Airbnb!