



GRASSROOTS
REALTY GROUP

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**106, 191 Kananaskis
Canmore, Alberta**

MLS # A2244475



\$899,850

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	940 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s)	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,047
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	tourist home
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Cable Connected, Natural Gas

Features: Bookcases, Built-in Features, Chandelier, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Stone Counters

Inclusions: Art and all furniture & bedding as per listing is included in the price.

Bright, quiet and spacious SW-facing 2 bedrooms, two bathrooms with Three Sisters, Ha Ling, Rundle views from rooms and a huge L-shaped patio. The open concept kitchen, living, and dining area makes your stay easy and allows dining to be comfortable even with visitors. Heated underground parking, wifi, and cable are included in the complex assessment. Kids just love a beautiful indoor swimming pool! All furniture and bedding are included as shown, including all 3 TVs and a barbecue. This unit is highly popular, and it was never a problem to rent! Easy to walk to downtown with all its amenities, restaurants and more. Situated in Canmore, just out of the Banff National Park entrance. The advantage of this unit is that it has a titled parking spot, eliminating the need to pay for parking for your guests. This property is subject to GST, and the listed price includes GST.