



**GRASSROOTS**  
REALTY GROUP

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**410, 190 Kananaskis Way  
Canmore, Alberta**

**MLS # A2250924**



**\$976,500**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Unassigned, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,230
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	BVT
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** N/A

Beautiful top-floor penthouse with Visitor Accommodation zoning, offers you an investment in the iconic mountain town of Canmore. This fully furnished 2-bedroom, 2-bathroom condo is designed for comfort and convenience, with an open-concept layout that seamlessly connects the spacious kitchen, dining area, and inviting living room. A cozy rundle-stone gas fireplace creates the ideal setting to relax after a day of exploring the Rockies. Both bedrooms are generously sized, each featuring a king bed, and with the addition of a sofa bed, the property comfortably sleeps up to six guests. Step onto your private south-facing deck to enjoy sweeping views of the iconic mountain peaks, an ideal spot for morning coffee or evening barbecues. Additional highlights include in-suite laundry, ample storage, two outdoor hot tubs, a fitness room, and secure heated underground parking. With its prime location, you'll be just steps from downtown Canmore's shops, restaurants, cafes, and trail network, making it easy to enjoy everything this vibrant mountain community has to offer. The purchase price includes GST, which may be deferred (consult your accountant). This is a rare opportunity to own a turnkey mountain retreat with both lifestyle and investment benefits.