



**GRASSROOTS**  
REALTY GROUP

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**202, 112 Kananaskis Way  
Canmore, Alberta**

**MLS # A2254853**



**\$614,000**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	779 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Baseboard, Electric
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Open Floorplan, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 650
<b>LLD:</b>	-
<b>Zoning:</b>	ResMulti
<b>Utilities:</b>	-

**Inclusions:** n/a

Discover the perfect blend of comfort, style, and convenience in this beautifully renovated two-level, two-bedroom townhouse, ideally located within easy walking distance of downtown Canmore. Thoughtfully designed for both everyday living and weekend retreats, this home captures the essence of mountain living with its vaulted ceilings, functional layout and inviting atmosphere. The main level offers a spacious second bedroom, a bright and modern renovated kitchen with updated stainless-steel appliances, and luxury vinyl plank flooring, while large windows and a south-facing deck provide abundant natural light, afternoon sun, and breathtaking views of the surrounding peaks. Upstairs, the private primary retreat features a generous sized bedroom with a skylight the framing picture perfect Ha Ling Peak, as well as a four-piece bathroom. Additional highlights include secure heated underground parking, a private storage space, and excellent proximity to world-class recreation, dining, and amenities. This move-in ready home is an ideal choice for those seeking a full-time home, a weekend getaway, or an investment in one of the Rockies's most desirable communities.