



**GRASSROOTS**  
REALTY GROUP

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315, 300 Palliser Lane  
Canmore, Alberta

MLS # A2260011



**\$610,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	725 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	UR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Wake up to unobstructed mountain views in this bright and stylish 1 bedroom + den condo in Canmore. Perfectly positioned on the 3rd floor, this home captures endless light and sweeping vistas from every angle. Inside, an open-concept kitchen with granite countertops flows into the dining and living area, opening to a private balcony where the mountains feel like part of your living room. The bedroom shares the same incredible views, while the versatile den is perfect for a home office or guest space. Practicality meets lifestyle with an outdoor parking stall just steps from the entrance and an oversized 11' x 7' heated storage locker—the largest in the building. The community offers it all: a fitness centre, children's playground, dog park, and workshop, plus direct access to trails that take you deeper into the Canmore lifestyle. This is more than a condo—it's your front-row seat to the Rockies.