



GRASSROOTS
REALTY GROUP

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

218, 300 Palliser Lane
Canmore, Alberta

MLS # A2263064



\$649,777

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	990 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor, Electric
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding
Foundation:	-
Features:	Elevator, Granite Counters, No Animal Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 647
LLD:	-
Zoning:	UR
Utilities:	-

Inclusions: Electric fireplace (as is condition)

Welcome to your new home! This meticulously kept 3-BEDROOM, CORNER UNIT comes with a SPACIOUS FOYER and an OPEN FLOOR PLAN. The L-shaped kitchen boasts of NATURAL WOOD CABINETS, GRANITE COUNTERTOPS and a BRAND NEW DISHWASHER. The dining room is at the center of the home and open to the HUGE LIVING ROOM with a cozy FIREPLACE and serene views of the mountains and woodlands. The spacious BALCONY is perfect for your morning coffee, afternoon tea or simply soaking in the breath-taking views! All the THREE GOOD-SIZED BEDROOMS fit a queen bed and even have room for a desk and more cabinets. The 4-piece bath comes with a SOAKER TUB and a vanity with UNDERMOUNT SINK and GRANITE COUNTERTOP and IN-SUITE LAUNDRY with STACKED FRONTLOAD WASHER & DRYER. This wonderful apartment unit comes with an ASSIGNED STORAGE LOCKER (#72) as well as 2 PARKING SPACES, one TITLED UNDERGROUND PARKING (#110) and an ASSIGNED OUTDOOR SURFACE PARKING STALL with plug-in (#35). This well-managed Blakiston condo complex offers OUTSTANDING AMENITIES including a FULLY EQUIPPED FITNESS CENTER, PARTY ROOM, HOBBY ROOM, WORKSHOP, TONS OF VISITOR PARKING and a convenient DOOR BUZZER SYSTEM for your online shopping deliveries. This condo complex is just steps to a PLAYGROUND, DOG PARK, CATHOLIC CHURCH, scenic WALKING TRAILS and BIKE PATHS. And short-term rentals or AirBnB's are NOT allowed in the building. There is amazing value in this home as it is currently the BEST & LOWEST PRICED 3-bedroom home in Canmore. Don't miss out, book your showing today!

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