



**GRASSROOTS**  
REALTY GROUP

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**205, 112 Kananaskis Way  
Canmore, Alberta**

**MLS # A2263561**



**\$699,999**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 622
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	BVT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Storage		
<b>Inclusions:</b>	N/A		

This beautifully RENOVATED 2-BEDROOM, 2-LEVEL TOWNHOME offers 1,038 SQ FT of stylish living space and some of the BEST MOUNTAIN VIEWS IN THE COMPLEX. Whether you're looking for a full-time residence, weekend getaway, or investment property, this home checks every box. Perfectly located just a short walk to MAIN STREET, THE SHOPS OF CANMORE, and ELEVATION PLACE, this bright and airy home features both northeast and southwest exposure, filling the space with natural light and showcasing stunning mountain views from both levels. The main floor has been MODERNIZED WITH NEW LUXURY VINYL PLANK FLOORING, fresh paint, updated BACKSPLASH, COUNTERTOPS, CABINETS, AND FIXTURES, creating a contemporary mountain retreat that's move-in ready. The open layout connects the kitchen, dining, and living spaces seamlessly, ideal for relaxing or entertaining. Upstairs, you'll find TWO SPACIOUS BEDROOMS, a FOUR-PIECE BATH, and IN-SUITE LAUNDRY, offering both comfort and convenience. Additional features include your own PRIVATE FRONT ENTRANCE, HEATED UNDERGROUND PARKING/ EXTERIOR DRIVEWAY, and a DEDICATED STORAGE UNIT for all your mountain gear. With an unbeatable location, breathtaking views, and high-end finishes throughout, this truly is the BEST UNIT IN THE COMPLEX and offers exceptional VALUE FOR CANMORE, providing this much space and quality for the price.