



GRASSROOTS
REALTY GROUP

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106, 173 Kananaskis Way
Canmore, Alberta

MLS # A2265816



\$1,039,500

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,244 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,438
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	Visitor Accommodation
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Wired for Data		

Inclusions: see Remarks

Luxurious Corner Unit at Solara Resort and Spa – Ideal for Short-Term Rental Investment; Experience a mountain escape like no other with this spacious 2-bedroom, 2-bathroom corner unit at the prestigious Solara Resort and Spa in Canmore. Spanning an airy 1,244 square feet, this luxurious property combines modern elegance with high-end finishes, creating a welcoming retreat ideal for both personal use and short-term rental investment. Upon entering, you'll be greeted by a large, open-concept layout enhanced by warm cork floors and abundant natural light. The thoughtfully appointed interior boasts a gourmet kitchen with sleek stainless-steel appliances, granite countertops, and ample storage, making it as functional as it is stylish. The living area and both bedrooms each feature their own cozy fireplace, adding to the unit's charm and creating an inviting mountain ambiance. With a pull-out couch, the unit sleeps 6 guests. It is turnkey ready and comes fully equipped. Nestled in one of Canmore's most sought-after complexes, guests enjoy an indoor pool, a fully equipped gym, and secure underground parking for added convenience. Just a short walk from downtown Canmore, this unit provides easy access to vibrant shopping, dining, and endless outdoor adventures, making it a highly desirable destination. Perfectly designed for Airbnb or personal use, this unit at Solara Resort represents a rare opportunity for investors seeking a lucrative rental property in a prime location. The sale price includes 5% GST tax which most buyers would be able to defer and not pay out. Consult your professional accountant!