



GRASSROOTS
REALTY GROUP

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

402 D,E,F, 191 Kananaskis Way
Canmore, Alberta

MLS # A2266057



\$366,450

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,604 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	Water:	-
Floors:	Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	20V - Visitor Accommodati
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: See Remarks

Luxury penthouse quarter share in Canmore with rental income and 3 months of personal use every year - Own Your Slice of the Rockies – Discover the perfect balance between lifestyle and investment in this luxury penthouse quarter share. Enjoy three months of personal use each year in a professionally managed hotel complex—or earn revenue through the on-site rental program when you’re away. Whether you’re creating lasting memories with family, offering a retreat for valued employees, or simply diversifying your portfolio, this is a turnkey opportunity that works for you. Boasting over 1,600 sq.ft., this top-floor 3-bedroom, 3-bath residence comfortably sleeps eight. Two bedrooms feature ensuites, and vaulted ceilings open to a spacious balcony with breathtaking mountain views. The spacious gourmet kitchen is ideal to prepare delicious meals for warm, friendly gatherings. Each room includes a fireplace and TV, plus there is an in-suite washer and dryer for your convenience. Located just steps from downtown Canmore, the resort features a pool, hot tub, spa, restaurant, and liquor store—with heated underground parking and elevator access straight to your floor. The unit comes turnkey ready with everything included. This is effortless ownership in the heart of the Rockies. The list price is including 5% GST which most buyers would be able to defer. Contact your professional accountant!