



**GRASSROOTS**  
REALTY GROUP

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**323, 300 Palliser Lane  
Canmore, Alberta**

**MLS # A2270975**



**\$644,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Outside, Parkade, Parking Lot, Plug-In, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-04(Z)2009
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Bright 1-Bed + Den with Mountain Views & Modern Comforts in Canmore - This south-facing 1-bedroom plus den, 2-bath apartment offers unbeatable value and a lifestyle surrounded by Canmore's natural beauty. Located on the 3rd floor, you'll enjoy beautiful mountain views that remain even after nearby construction &mdash; with the new build helping block noise, making your balcony time peaceful and private. Inside, the open-concept layout features a kitchen with black granite countertops, island, and knotty alder wood trims for that warm mountain charm. Vinyl plank flooring flows through the main areas, while carpets in the bedroom and den add cozy comfort, highlighted by in floor heat. An electric fireplace creates a welcoming ambiance, and ceiling fans in every room keep the air fresh year-round. You'll love the 2024 laundry appliances, two parking stalls (one titled underground, one assigned outside), and a secure storage cage. The building is well maintained and includes an elevator, common workroom, a gym and a dog park&mdash;perfect for a convenient, active lifestyle. With low condo fees and taxes, this home is ideal for first-time buyers, singles, or young families who want to own in Canmore without compromise.