



GRASSROOTS
REALTY GROUP

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105, 176 Kananaskis Way
Canmore, Alberta

MLS # A2273067



\$480,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	684 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stone, Stucco
Foundation:	-
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 555
LLD:	-
Zoning:	EHD (Employment)
Utilities:	-

Inclusions: N/A

Perfect Entry-Level Home in the Heart of Canmore; This beautifully updated 2-bed, 1-bath residential condo offers incredible value for anyone looking to enter the Canmore market. Centrally located and just moments from downtown, it combines style, comfort, and everyday convenience in one smart package. Inside, you'll love the modern finishes: stainless steel appliances, white granite countertops with matching backsplash, durable vinyl flooring, and fresh paint throughout. The spacious primary bedroom provides a calm retreat, while the bright living area flows seamlessly onto a large south-facing balcony—a true outdoor extension of your living room all summer long, complete with mountain views. Practical features make life easy: two underground parking stalls (titled and assigned), bike storage, an assigned secure storage area, elevator access, and pet-friendly living. Low condo fees and property taxes keep monthly costs down, making this an excellent opportunity for first-time home buyers or local residents looking for a smart upgrade. Please note: zoning requires residents to work in Canmore a minimum of 20 hours per week (or after 2 years in Canmore, the Bow Valley). A stylish, move-in-ready home with everything you need—at an unbeatable entry-level price point. Welcome home! Easy to show!