



GRASSROOTS
REALTY GROUP

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123, 173 Kananaskis Way
Canmore, Alberta

MLS # A2276528



\$996,450

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,098
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Wood Siding	Zoning:	BVT-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Storage		
Inclusions:	All furniture, furnishings, artwork, all household items		

Price \$949,000 + GST This upscale 2-bedroom, 2-bathroom property offers an elegant and comfortable mountain retreat. Recent updates complement a well-designed layout, while three fireplaces add warmth and character throughout the space. This property comes fully furnished and is located in a short-term rental–approved complex, making it well suited for personal use, rental income, or a combination of both. Economically you will love its ability to comfortably sleep 6, and your guests will love the fully equipped kitchen and in suite laundry. A covered balcony with BBQ allows for year round use which is just as convenient as the storage cage in the warm secure parking garage for storing all your mountain toys. Then after a big day out playing in the mountains, everyone will enjoy access to the indoor pool & hot tub, or book a relaxing treatment at the on-site spa. Situated within walking distance to downtown, the location allows for easy access to shops, restaurants, and trails. Free local bus service is available just steps from the building, providing convenient transportation throughout the area. A desirable option for a low-maintenance mountain home with healthy income opportunity.