



**409, 300 Palliser Lane
Canmore, Alberta**

MLS # A2278060



\$665,000

Division: NONE

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Penthouse

Size: 874 sq.ft. **Age:** 2009 (17 yrs old)

Beds: 2 **Baths:** 2

Garage: Off Street, Parkade, Stall, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 587

LLD: -

Zoning: DC-04(Z)2009

Utilities: -

Heating: In Floor

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: -

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters

Inclusions: Murphy bed

No short term rental permitted. Freshly painted and beautifully maintained, this top-floor 2 bedroom, 2 bathroom condo offers privacy, natural light, and a true Canmore setting. Located on the quiet backside of the building and overlooking treed land, it enjoys mountain views and a peaceful, tucked-away feel. The large view deck is ideal for relaxing evenings under the peaks. Inside, 9-foot ceilings create an airy, open atmosphere. The kitchen features stainless steel appliances, granite counters, under-counter lighting, and a built-in water purification system. The primary bedroom includes a full ensuite, and the oversized in-suit laundry and storage room is a valuable bonus. The second bedroom/den includes a Murphy bed, offering excellent flexibility for guests while still functioning great as a home office. Additional highlights include two parking stalls (one underground), plus extra storage with built-in bike racks and shelving. Low condo fees and building amenities complete the package: gym, workroom, rec room, and a dog park right behind the building for your furry companion. A great opportunity for anyone looking for a refined, low-maintenance Canmore home.