



GRASSROOTS
REALTY GROUP

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**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:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-04(Z)2009
Foundation:	Poured Concrete	Utilities:	-
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-suite 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.