



**406, 187 Kananaskis Way
Canmore, Alberta**

MLS # A2283084



\$1,853,250

Division: Bow Valley Trail

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

Style: Apartment-Penthouse

Size: 1,367 sq.ft. **Age:** 2008 (18 yrs old)

Beds: 3 **Baths:** 2

Garage: Parkade

Lot Size: -

Lot Feat: -

Heating: Electric, Heat Pump

Water: -

Floors: Carpet, Cork

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 1,520

Basement: None

LLD: -

Exterior: Composite Siding, Concrete, Post & Beam, Wood Frame, Wood Siding

Zoning: Recreation

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: N/A

Welcome to Solara Resort's largest suite - 1,300+ SF top-floor penthouse featuring 3 bedrooms & 2 bathrooms with vaulted ceilings, and two private balconies with sweeping mountain views. With an exceptional array of amenities, the suite offers a pool/ping pong table, home theatre system, and a 60,000 BTU fire table on the balcony. It also features premium finishes throughout, including European cork flooring; granite and polished concrete countertops; a fully equipped gourmet kitchen with stainless steel appliances; and spa-inspired bathrooms with a multi-jet massage shower and a large soaker tub. Solara Resort is regarded as one of Canmore's premier resorts, featuring an indoor pool and hot tub, fitness center, central air-conditioning, and underground heated parking. The penthouse suite already has \$86,000 (net of Airbnb/VRBO fees, cleaning fees, and taxes) in confirmed reservations for 2026 and is projected to do \$165,000 (gross). The current owners are happy to manage this property for you, offering a seamless, turnkey opportunity. It's a great investment opportunity — a potential of 12% return on investment.