



GRASSROOTS
REALTY GROUP

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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.