



**220, 104 Kananaskis Way
Canmore, Alberta**

MLS # A2288493



\$824,250

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	784 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Tourist Home
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings		

Inclusions: Furniture/contents negotiable

220 Alpine Village is a well-maintained two bedroom bi-level condo with Tourist Home zoning, giving you the flexibility to short-term rent, use it personally, or do both. The listing price includes GST. 783 sq ft with a bright, functional layout that makes excellent use of the space. The main level includes the kitchen, dining area, laundry, and living room, creating a practical flow for both everyday living and guest stays. The living room features a gas fireplace and large south-facing windows that bring in strong natural light and mountain views throughout the day. The kitchen, finished with stainless steel appliances, opens comfortably to the dining space. A new washer and dryer are conveniently located just off the kitchen on the main level. The bi-level design separates living and sleeping areas for added privacy. Both bedrooms feature vaulted ceilings and oversized windows that frame views of the Three Sisters and keep the rooms feeling open and bright. With two full bathrooms and bedrooms on separate levels, the layout works well for families, couples, or short-term guests. Outside, enjoy a private south-facing deck with a BBQ, ideal for summer evenings and morning coffee. Parking and storage are convenient features here. One underground parking stall is included, along with a privately assigned storage locker. A key highlight is the private exterior entry. You have your own front door and walk directly into the unit, offering more of a townhouse-style feel while still benefiting from condo ownership. Located in the valley bottom, you are within easy walking distance to Main Street shops, restaurants, groceries, and pathway access, while still positioned slightly off the busiest stretch. Two bedroom Tourist Home properties at this price point are limited in Canmore. If you are looking for a flexible investment or a low-maintenance mountain property with income potential,

this one delivers strong value in a central location.