



**110, 160 Kananaskis Way
Canmore, Alberta**

MLS # A2292788



\$650,895

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	538 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Stucco, Wood Siding

Foundation: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Wired for Data

Water: -

Sewer: -

Condo Fee: \$ 643

LLD: -

Zoning: BVT-G, Visitor Accommodat

Utilities: -

Inclusions: See Remarks

Discover a rare turn-Key investment opportunity: 1bed/1bath hotel condo unit at the popular Windtower in the heart of beautiful Canmore. This well-appointed 1-bedroom unit is already performing successfully as a short-term rental, offering immediate income potential through platforms such as Airbnb. The condo features in-floor heating, a full kitchen, electric fireplace, keypad entry, washer/dryer and two TVs for guest comfort. A pull-out sofa allows the unit to sleep up to four guests. Enjoy mountain views from the private patio with BBQ. Owners benefit from a titled, secure underground parking stall, elevator access, fitness room, and a brand-new hot tub currently under construction—an amenity that will further enhance guest appeal. Windtower offers a cozy lobby, on-site Japanese take-out, and an arts gallery. Just a short walk to downtown Canmore’s restaurants, shops, and trails, this property combines lifestyle enjoyment with strong vacation rental potential in one of the Rockies’s most desirable destinations. The list price includes 5% GST which buyers can defer if they are tax registered. Consult with your professional accountant!