



411, 300 Palliser LANE
Canmore, Alberta

MLS # A2143006



\$669,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	872 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Driveway, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Views		

Heating:	Fireplace(s)	Water:	-
Floors:	Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 546
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	RESI MULTI
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Recreation Facilities, Storage		

Inclusions: Furniture Negotiable

Welcome to 411-300 Palliser Lane, a beautifully renovated unit offering modern luxury and comfort. This exquisite top floor unit offers breathtaking, unobstructed mountain views – perfect for your morning coffee. This unit features 9-ft ceilings, two beds, two 4-piece baths, and a large walk-in laundry. The newly updated interior includes fresh flooring, contemporary lighting, and a stylish paint palette, creating a welcoming atmosphere in this open-concept layout. The kitchen is a chef's delight, boasting granite countertops, stainless steel appliances, brand-new dishwasher and a built-in water purification system. The primary bedroom provides a tranquil retreat with a luxurious 4-piece ensuite and ample closet space. Enhancing its appeal, this property offers the advantage of 2 parking stalls (1 underground +1 surface) and a large secure underground storage unit . This meticulously kept condominium with low monthly fees, features a well-equipped fitness room, workshop, and onsite recreation room perfect for larger gatherings. The building's prime location is adjacent to scenic hiking and biking trails, playground, and dog park, making it perfect for outdoor enthusiasts. Don't miss the chance to own this remarkable property that combines modern upgrades with an unbeatable location.