



**GRASSROOTS**  
REALTY GROUP

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**123, 300 Palliser LANE**  
**Canmore, Alberta**

**MLS # A2145646**



**\$625,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground, Workshop in Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 546
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	DC-04(Z)2009
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** None

Welcome to unit 123 at the Blakiston on Palliser Lane. This airy and bright 2 bedroom, 2 bathroom unit is the perfect combination of convenience and versatility. Conveniently situated on the first floor facing South at the iconic Three Sisters mountain range, affording a separate entrance from the spacious balcony for those that can nimbly vault the railing. Versatile for its ability to be an excellent starter property in the Bow Valley, a lucrative long-term rental property, or a unit to call home when you're visiting the mountains for recreation. The community around #123 300 Palliser Lane is truly exceptional with incredible hiking trails, a party room, work bench in the parkade, a dog run, a playground and the fantastic views of the Rundle, Ha-Ling and the Three Sisters mountain ranges - access to the highway is a breeze, as well! This unit comes with a titled parking space that is underground in the heated parkade, as well as an underground storage locker.