



471, 160 Kananaskis Way  
Canmore, Alberta

MLS # A2194770



**\$660,450**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	535 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 487
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	BVT-G
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

Top floor unit in the Windtower with flexible zoning. One bedroom, one bathroom property with an open concept kitchen and living area is accented with a rundle rock fireplace and vaulted ceilings. It extends onto a balcony overlooking stunning mountain views. The unit comes with an underground parking stall, flexible zoning allows for full time living or short term rentals. Ideal as a full time residence or can be rented long or short term to generate income. Property is currently in a rental program with solid revenue history. Walking distance to many Canmore attractions and numerous hiking and biking trails. GST is included in list price, consult your accountant for deferral options.