



**GRASSROOTS**  
REALTY GROUP

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406, 187 Kananaskis Way  
Canmore, Alberta

MLS # A2283084



**\$1,853,250**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Electric, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,520
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Post & Beam, Wood Frame, Wood Siding	<b>Zoning:</b>	Recreation
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to Solara Resort's largest suite - 1,300+ SF top-floor penthouse featuring 3 bedrooms & 2 bathrooms with vaulted ceilings, and two private balconies with sweeping mountain views. With an exceptional array of amenities, the suite offers a pool/ping pong table, home theatre system, and a 60,000 BTU fire table on the balcony. It also features premium finishes throughout, including European cork flooring; granite and polished concrete countertops; a fully equipped gourmet kitchen with stainless steel appliances; and spa-inspired bathrooms with a multi-jet massage shower and a large soaker tub. Solara Resort is regarded as one of Canmore's premier resorts, featuring an indoor pool and hot tub, fitness center, central air-conditioning, and underground heated parking. The penthouse suite already has \$86,000 (net of Airbnb/VRBO fees, cleaning fees, and taxes) in confirmed reservations for 2026 and is projected to do \$165,000 (gross). The current owners are happy to manage this property for you, offering a seamless, turnkey opportunity. It's a great investment opportunity & a potential of 12% return on investment.