



GRASSROOTS
REALTY GROUP

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231, 170 Kananaskis Way
Canmore, Alberta

MLS # A2285204



\$1,285,200

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,045
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	Visitor Accommodation
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: All contents of the property. All Appliances, Furnishings, Electronics, Decor, Linens, Kitchenwares, and Window Coverings.

One of Canmore's most sought after hotel complexes, Blackstone Mountain Lodge offers impressive revenue potential and an ideal family mountain retreat. Step into a stylish main living area featuring a fully equipped kitchen with a large eating bar and a separate dining area, ideal for entertaining or relaxing after a day in the mountains. The thoughtful layout offers excellent privacy, with two spacious bedrooms and direct access to a spacious south facing balcony. Guests will appreciate the convenience of two full four piece bathrooms, generous in suite storage including an owner's closet, and in suite laundry. Over \$50,000 has been invested in recent renovations and furnishing upgrades, enhancing both comfort and rental appeal. Blackstone Mountain Lodge amenities elevate the experience with a heated outdoor pool, hot tubs, fitness facility, fire tables, BBQ station, and secure underground parking with an electric vehicle charging station. Zoning permits short term nightly rentals, maximizing investment potential. Canmore's reputation as a year round destination ensures consistent demand, with shops, restaurants, spas, gyms, public transit, hiking, and biking trails all within walking distance. LIST PRICE INCLUDES GST. CONSULT YOUR ACCOUNTANT ABOUT DEFERRING GST.