



GRASSROOTS
REALTY GROUP

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102, 121 Kananaskis Way
Canmore, Alberta

MLS # A2286564



\$970,200

Division:	Bow Valley Trail		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,034 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Central, Fireplace(s)	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 898
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	Hotel Condo
Foundation:	Poured Concrete	Utilities:	Cable Connected, Natural Gas Paid, Electricity Not Pa
Features:	Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s)		

Inclusions: N/A

Enjoy the warm afternoon sun from one of 2 SW patio's surrounded by attractive mountain architecture and beautiful views of the Mt. Rundle! This is one of the most peaceful and quiet locations you will find! This spacious 2 story townhouse has direct access to your vehicle for easy unloading of all of your gear & groceries! The entry level has a cozy living area, bright dining area with fully equipped kitchen and half bath. The doors and trim throughout are solid pine and the most of the flooring has been recently upgraded to match the warm mountain feel of the decor. Downstairs there are 2 large bedrooms each with their own ensuite and own direct outside access. The larger ensuite has been upgraded. The 18 foot long bedroom has the space to include an additional twin bunk which would expand the sleeping to 8-9 people (similar to most 3 bedrooms)! With this upgrade, Income should be strong and part way between a 2 bedroom and 3 bedroom! There is ample storage space both within the unit and in the external storage locker conveniently located beside the entrance door. Amenities include a hot tub & fitness room only a 10 second walk away. Fire Mountain Lodge has a healthy reserve fund and relatively low condo fee which includes air conditioning and in floor heating on the lower level. The location is ideal just a short walk away from the shops of Canmore and Spring Creek. List Price is \$919,000+GST. GST is often deferred and not paid at the time of sale when the buyer is GST registered. All furniture, furnishings, kitchenware and unit items are included in the sale. This is a fantastic opportunity to own property & generate strong income on Airbnb!