



**GRASSROOTS**  
REALTY GROUP

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117, 186 Kananaskis Way  
Canmore, Alberta

MLS # A2295038



**\$649,000**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 685
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Three bedroom sunny corner unit with amazing views. This bright and newly updated three bedroom, two bathroom corner unit is impeccably maintained and filled with beautiful morning light and mountain views. Ideally positioned within the building, the home features a smart, functional layout with recent upgrades including fresh paint and new carpet throughout. The open concept kitchen and living area create a welcoming space for everyday living and entertaining, extending seamlessly onto a sunny patio. The kitchen is well designed with an eating bar and generous counter space to support all your culinary needs. Three spacious bedrooms and two full bathrooms complete the interior, offering comfort and flexibility for families, guests or a home office setup. The well managed building provides excellent shared amenities, including additional storage, assigned parking stalls, a fitness room and convenient coin laundry on every floor. Located close to downtown and many of Canmore's favourite shops, dining options and outdoor attractions.