



**112, 186 Kananskis Way
Canmore, Alberta**

MLS # A2307317



\$590,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	646 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, None, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle, Other	Condo Fee:	\$ 477
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Sewer, Water Connected
Features:	Breakfast Bar, Closet Organizers, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: White cabinet above toilet, wooden shelf above the second bathroom toilet.

This is more than just a condo—it's a lifestyle opportunity and a smart investment in the heart of the Rockies. Ideally situated within the building for effortless daily access and convenience. The bright, open-concept living space flows seamlessly onto a private balcony—perfect for relaxing or entertaining. Durable laminate flooring and tile throughout offer a stylish, low-maintenance interior ideal for both owners and tenants. The well-designed layout maximizes long-term rental appeal, featuring a primary suite with a walk-through closet and full ensuite, while the second bedroom and bathroom are positioned on opposite sides of the unit—providing privacy for roommates, guests, or a home office. This well-managed building supports long-term value with desirable amenities, including assigned parking and storage, secure bike rooms, a fitness centre, and convenient coin laundry on every floor. Located just steps from downtown Canmore, you're within walking distance to cafes, restaurants, boutiques, and transit. Surrounded by scenic trails and just minutes from the Legacy Trail, this location consistently attracts long-term renters and full-time residents alike. Current tenant may be willing to stay—offering a potential turn-key investment opportunity.