



406, 160 Kananaskis Way
Canmore, Alberta

MLS # A2307378



\$899,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	932 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fireplace(s)	Water:	Public
Floors:	Ceramic Tile, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 840
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	Tourist Home
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s)		

Inclusions: N/A

Amazing 180 degree NW views that showcase every mountain in the northern half of the Bow Valley including the whole of the Rundle Range, Fairholm Range with Cascade mountain beside Banff clearly visible in the distance. Enjoy watching the sun set over Mt. Rundle from your NW facing patio or from the window over the kitchen sink. The 2 floor layout is popular for guests with great separation between the upper and lower levels and often gets more revenue than a single level unit. The property has many upgrades including appliances and new counter top in the kitchen. You will enjoy relaxing in front of the fireplace after a day spent out. Heated underground parking and storage locker in the parkade makes for a warmer winter and gear storage. Owners can enjoy the indoor gym and either of the two outdoor hot tubs for good workouts and relaxation. The condo is an easy stroll from the heart of Canmore downtown and Spring Creek is just down the hill. The Tourist Home zoning means that the unit can be lived in full time, self-managed on Airbnb, or use a 3rd Party Airbnb manager for strong revenue!