



GRASSROOTS
REALTY GROUP

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109, 300 Palliser Lane
Canmore, Alberta

MLS # A2307393



\$625,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	875 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R5 - Multi
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to 109-300 Palliser Lane, a beautifully updated 2 bed, 2 bath condo offering nearly 900 SF of comfortable, low-maintenance living. Positioned on the quiet, sheltered side of the building, this home provides a calm, private setting away from highway traffic and nearby construction. The bright, open-concept layout features luxury vinyl plank flooring, granite countertops, and a refreshed kitchen complete with a brand new range, dishwasher, microwave hood fan, and under-cabinet lighting. Updated light fixtures, ceiling fans, and dimmers add warmth and flexibility, while the oversized laundry area offers excellent storage or the option for a functional mudroom. Titled underground parking, an assigned storage locker, and access to amenities—including a fitness room, lounge, and tuning shop—add everyday ease, while inclusive condo fees support a maintenance-free approach. Located just steps from walking paths, a dog park, and the popular Rhythm & Howl restaurant, with quick access to Banff National Park and an easy commute into the city, this home brings together comfort, convenience, and a strong connection to the surrounding mountains.