



210, 187 Kananaskis Way
Canmore, Alberta

MLS # A2307406

\$918,750



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Bow Valley Trail | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 943 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Cork | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,214 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Wood Siding | Zoning: | Hotel Condo |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Soaking Tub, Stone Counters | | |

Inclusions: N/A

As the only active listing with this specific floorplan, the interior features premium finishes including European cork flooring, premium appliances, and custom granite and polished concrete countertops. The two spacious bedrooms are each accompanied by a spa-caliber ensuite featuring soaker tubs and rain showers. The massive private L-shaped balcony is equipped with a gas grill and is accessible from both the living area and the primary bedroom. Guests can enjoy access to a comprehensive suite of world-class amenities: a professional-grade fitness centre, wellness spa, physiotherapy clinic, pool, hot tub and on-site conveniences such as a cafe and a liquor store. Practical additions include underground parking, large storage lockers, and a dedicated ski waxing room. This unit boasts a flexible blend of luxury living and a premier investment opportunity for high-yield income potential.