



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

401, 190 Kananaskis Way
Canmore, Alberta

MLS # A2307498



\$625,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	556 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 880
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	BVT-G (Residential)
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, Open Floorplan, Track Lighting		

Inclusions: None

Top-floor mountain retreat in stunning Canmore Alberta. Wake up to beautiful mountain views in this thoughtfully designed top-floor 1-bedroom, 1-bathroom home in Canmore, Alberta. Offering a smart, functional layout and a welcoming sense of space, this home is an ideal mountain getaway, full-time residence, or investment opportunity. The well-appointed kitchen features granite countertops and stainless steel appliances, while the efficient floor plan makes excellent use of every square foot. Enjoy the added comfort and privacy of a top-floor location, along with stunning Rocky Mountain views that remind you why Canmore is such a special place to call home. Step outside and enjoy everything this location has to offer. Downtown Canmore is an easy walk away, with shops, restaurants, cafés, parks, hiking trails, and biking paths all close at hand. The home is also conveniently located near Canmore's free transit system, making it easy to explore the community without always needing the car. Residents also enjoy excellent building amenities, including a fitness centre and outdoor hot tub—the perfect place to unwind after a day exploring the mountains.