



1, 186 Kananaskis Way
Canmore, Alberta

MLS # A2309116



\$620,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Bow Valley Trail | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 647 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | 220 Volt Wiring, Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 477 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R5 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Quartz Counters | | |

Inclusions: N/A

Bright, sunny, and beautifully refreshed, this corner-unit condo offers a clean, modern feel in one of Canmore's most convenient locations. This two-bedroom, 1 and a half bathroom home has been thoughtfully updated throughout with newer appliances, vinyl plank flooring, paint, trim, light fixtures, plumbing fixtures, window coverings, and a renovated kitchen featuring granite countertops, white cabinetry, and a functional island designed for everyday living. The smart open-concept layout is filled with natural light thanks to its abundance of windows, each framing west-facing mountain range views. The inviting living area flows seamlessly onto a private patio, creating the ideal space to relax and take in the alpine surroundings year-round. Two spacious bedrooms, a full bathroom, and an additional powder room complete the well-designed interior. The building offers assigned parking, a private assigned storage locker, bike storage, and a fitness room, all within close proximity to downtown Canmore, trails, shops, restaurants, and many of the area's most loved attractions. Whether you're looking for a full-time home or the perfect weekend escape, this move-in-ready property checks all the boxes.