



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

211, 176 Kananaskis Way
Canmore, Alberta

MLS # A2309192



\$499,900

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	642 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	EHD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: none

This bright open-concept condo features two bedrooms, one full bathroom, and a convenient stacked washer and dryer — ideal for a couple or roommates. The inviting living area is highlighted by a cozy electric fireplace, while the east-facing balcony offers morning sunshine, courtyard views, and a BBQ hookup for outdoor enjoyment. The property also includes one titled heated underground parking stall and a titled storage locker. A fantastic opportunity for first-time buyers or investors looking to enter the Canmore market. Affordable housing opportunity in the Bow Valley for individuals working 20+ hours per week. No short term rentals permitted. Currently rented for \$3200/mth