



GRASSROOTS
REALTY GROUP

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206, 109 Kanananskis Way
Canmore, Alberta

MLS # A2310685



\$1,310,400

Division:	Bow Valley Trail		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	844 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 886
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	Visitor Accommodation
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: All furniture, furnishings, electronics, artwork & linens are included.

Amazing 180 degree unobstructed SW views that showcase all of the best mountains in the Bow Valley including the Three Sisters, Ha-Ling, the whole of the Rundle Range and Cascade mountain beside Banff. Enjoy watching the sun set over Mt. Rundle from your warm SW facing patio, from two of the downstairs bedrooms and from the whole of the upper level through the expansive windows. This property had a very strong \$162k in gross deposit income in 2025! The condo fees and property tax are low relative to other 3 bedrooms. The combination of strong income, low expenses and lower purchase price relative to most 3 bedrooms in Canmore make this a very favourable investment relative to other short-term rental properties currently available! The 2 floor layout with vaulted ceilings in the upper level is popular for guests with great separation between the upper and lower levels and often gets more revenue than a single level unit. The property has been well maintained and still has a new feeling with many new construction features one is accustomed to including quartz countertops, fireplace and contemporary and well matched decor. The current arrangement allows for sleeping up to 10 guests. Owners can enjoy the outdoor tub for relaxation and the pool is very popular with the kids. The condo is an easy stroll from the heart of downtown Canmore and Spring Creek is just steps away. The price is \$1,248,000+GST (GST if often deferred and not paid at the time of sale). This is a fantastic opportunity both to use the property for personal enjoyment and to generate strong income on Airbnb!