



**111, 300 Palliser  
Canmore, Alberta**

**MLS # A2317934**



**\$649,000**

<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Off Street, Parkade, Plug-In, Secured, See Remarks, T		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 587
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Very clean and well-maintained ground level 2-bedroom, 2 full bathroom condo offering an open floor plan with privacy and natural light, and a quiet mountain setting. Located on the backside of the building it is tucked away and peaceful and the unit has a large deck overlooking treed land with mountain views, ideal for relaxing evenings. Inside, 9-foot ceilings create an airy, open atmosphere. The kitchen features upgraded appliances and lighting, granite counters and knotty alder wood cabinetry. The primary bedroom looks out to the mountains and includes a full ensuite bathroom. The unit includes another full bathroom and an oversized in-suite laundry and storage room. Additional highlights include TWO parking stalls, one underground and one off-street, plus extra storage with built-in bike racks and shelving. Low condo fees and building amenities complete the package: gym, workroom, rec room, and a common/party room. This is an excellent entry level home or investment condo at a great price! No short-term rental permitted