



371, 160 Kananaskis Way
Canmore, Alberta

MLS # A2319900



\$649,900

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	533 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 584
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	TH, BVT-G
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows		

Inclusions: All Inventory; see remarks

Mountain Investment with Airbnb Potential in Canmore: Turn-key 1-bedroom hotel condo in the popular Windtower Lodge, ideally suited for investors, vacation-home buyers, and those seeking a flexible mountain lifestyle. The Tourist Home zoning permits self-managed or third-party managed short-term rentals, including Airbnb, while also allowing long-term rentals or full-time living—offering exceptional ownership flexibility. Located on the 3rd floor, this bright southwest-facing unit enjoys attractive mountain views from the private balcony. The well-appointed kitchen features stainless steel appliances, including a refrigerator, Ceran-top electric stove, and brand new dishwasher. The suite is offered fully furnished and equipped, complete with TV, cozy fireplace, in-suite laundry, electronic doorlock, and all furnishings included, making it rental-ready from day one. The existing sofa can easily be replaced with a sofa bed to accommodate up to four guests and maximize rental potential. Additional highlights include a titled underground parking stall, secure building access, fitness room, and a brand-new dual spa deck currently under construction. Conveniently located within walking distance of downtown Canmore's restaurants, shops, trails, and attractions, this is an excellent opportunity to own a revenue-generating mountain property in one of Canada's most desirable tourism markets.