



118, 300 Palliser Lane Lane
Canmore, Alberta

MLS # A2322970



\$659,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	985 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 660
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	DC-04(Z)2009
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, Recreation Facilities, Separate Entrance		

Inclusions: n/a

Beautifully renovated open concept condo tucked against the forest in the quietest corner of the Palliser Building. With no shared walls and only one unit above, this home offers exceptional privacy and peaceful surroundings. Windows on multiple sides fill the space with natural light, and every window enjoys a tranquil forest view. Offering 985 sq ft of thoughtfully updated living space, recent renovations include- vinyl plank flooring, fresh paint throughout, pot lighting, bathroom renovation, ceiling fans, top up bottom down blinds(allows you to enjoy privacy/views while still letting in natural light) and newer appliances. The smart floorplan provides excellent separation between the larger two bedrooms, creating privacy and functionality. The spacious primary bedroom feels like a peaceful retreat, featuring a large window looking into the forest. Convenience is right at your doorstep with above ground parking, directly outside the unit and an assigned storage in the parkade. Whether you are loading/unloading your mountain gear, taking your dog for a walk or unloading groceries, everyday living is effortless. Step directly outside your doorway to extensive network of walking, biking and running leading toward the Montane Area below Lady Macdonald. A quiet dog park sits directly behind the building in a natural setting primarily enjoyed by Palliser residents. The local transit route runs directly through Palliser, with the Banff bus less than a five minute walk away. Combining beautiful natural surroundings, outstanding privacy, and easy access to amenities and recreation, this exceptional condo showcases why Palliser remains one of Canmore's most desirable communities to call home.