

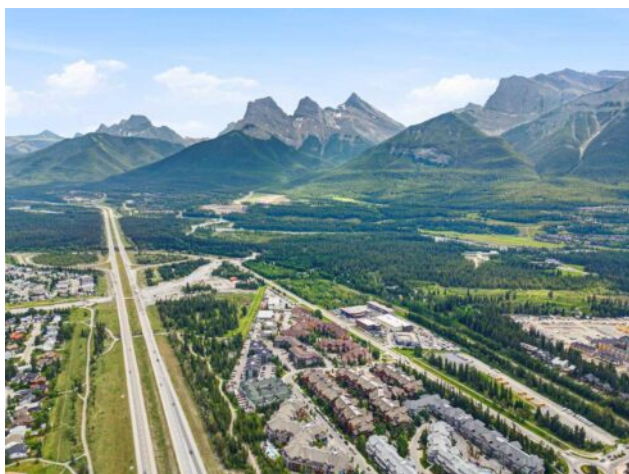


GRASSROOTS
REALTY GROUP

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**121, 173 Kananaskis Way
Canmore, Alberta**

MLS # A2327333



\$996,450

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	949 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Cork

Roof: -

Basement: -

Exterior: Mixed

Foundation: -

Features: Breakfast Bar, Granite Counters, No Smoking Home, Recreation Facilities, Soaking Tub, Storage, Tray Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 1,098

LLD: -

Zoning: BVT-G

Utilities: -

Inclusions: all furniture, furnishings, and accessories.

Tucked into one of Canmore's most sought-after resort communities, this tastefully finished and fully turn-key 2-bedroom, 2-bathroom unit sleeps six and delivers the kind of thoughtful design that keeps guests coming back and keeps bookings full. The open-concept living area is anchored by a cozy fireplace and framed by a trayed ceiling, creating a bright, elevated feel from the moment you walk in. The gourmet kitchen is built for entertaining, with a large eating bar, stainless steel appliances, a wine fridge, and granite countertops. Both bedrooms function as private retreats in their own right, each with its own fireplace, while the primary suite offers added luxury with a 4-piece ensuite. A smart, functional floorplan gives every guest their own sense of privacy and space. Step outside to a large private covered deck, ideal for morning coffee or evening unwinding after a day on the trails. In-suite laundry, underground parking, and a dedicated storage unit round out the practical features that make this unit as easy to manage as it is to enjoy. The location speaks for itself, just steps from Canmore's shops, restaurants, trails, and main street, with the beautiful Canadian Rockies as a backdrop. Canmore has become one of Canada's premier destinations for short-term rental investment, and it's not hard to see why. Bordering Banff National Park, it offers year-round access to world-class hiking, mountain biking, climbing, skiing, and Nordic trails, drawing a steady stream of visitors in every season. Consistent, four-season demand is a rare find in the vacation rental market, and it translates directly into dependable occupancy and revenue. Many updates include fresh paint throughout, all new linens, blinds, new fridge and dishwasher, new TV and couch and more. Solara Resort offers owners and guests access to an indoor pool and hot tub, well-equipped fitness centre,

theatre, restaurant, liquor store and partner wellness services through One Wellness Spa giving guests a true resort experience alongside the privacy of a condo-style stay. LIST PRICE INCLUDES 5% GST. TALK TO YOUR TRUSTED ACCOUNTANT ABOUT GST DEFERRAL. Property is Pending, back up offers are welcome.