



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**110, 180 Kananaskis Way
Canmore, Alberta**

MLS # A2332227



\$440,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	684 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	Employee Housing/Restrict
Foundation:	-	Utilities:	-
Features:	No Animal Home, Storage, Walk-In Closet(s)		

Inclusions:	None
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This well-maintained 2-bedroom 1 bathroom apartment offers exceptional value and is conveniently located within walking distance of downtown Canmore. Enjoy peaceful north-facing views and a naturally cooler interior during the summer months. In excellent condition and ready for its next owner, this home is an ideal opportunity for first-time buyers, investors or anyone seeking an affordable home in the Bow Valley. There is a washing machine in the kitchen, plus coin laundry in the building. Comes with one assigned outdoor parking stall and an assigned storage locker. Please note that occupancy is restricted under the employee housing program and at least one occupant must work a minimum of 20 hours per week within the Bow Valley.