



GRASSROOTS
REALTY GROUP

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**411, 160 Kananaskis Way
Canmore, Alberta**

MLS # A2333925



\$915,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	926 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Central, Fireplace(s), Natural Gas

Floors: Ceramic Tile, Vinyl

Roof: -

Basement: -

Exterior: Concrete, Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Elevator, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 920

LLD: -

Zoning: BVT

Utilities: -

Inclusions: All furniture

TURNKEY SHORT-TERM RENTAL / AIRBNB OPPORTUNITY IN CANMORE! Welcome to top-floor resort-style living at 160 Kananaskis Way! This immaculate, fully furnished 4th-floor unit features 2 spacious bedrooms, 2 full bathrooms, and over 926 sq.ft. of sun-filled open-concept living space. Enjoy prime Southwest mountain views, a cozy gas fireplace, central air conditioning for warm summer days, and a private balcony complete with a BBQ gas line. **INVESTOR & OWNER HIGHLIGHTS:** FULLY TURNKEY: All furniture, decor, housewares, and appliances are INCLUDED—ready to generate revenue from Day 1! **PREMIER TOP-FLOOR LOCATION:** Quiet end/top-floor positioning with bright SW exposure and spectacular mountain vistas. **EXCELLENT AMENITIES:** Titled heated underground parking, fitness center, and elevator access. **ALL-INCLUSIVE CONDO FEES:** Heat, gas, water, sewer, and professional management are all included. **PRIME LOCATION:** Situated in the desirable Bow Valley Trail zone, walking distance to downtown Canmore's dining, shopping, and scenic trail networks. Whether you are seeking a high-performing short-term rental investment, a personal mountain retreat, or a blend of both, this 4th-floor Canmore gem delivers on all fronts. Book your private showing today! Purchase price includes GST, which may be deferrable/reimbursable for GST-registered short-term rental operators.