



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

106, 109 Kananaskis Way
Canmore, Alberta

MLS # A2344809



\$1,330,350

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,005 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,120
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	20V
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: All furniture, fixtures and fittings

This spacious three bedroom, two bathroom townhouse at Skyline Peaks is zoned Visitor Accommodation for short-term rental use, with a bright, single-level layout in one of Canmore's most popular short-term rental locations. Built in 2023, the home offers 1,004.67 sq. ft. of interior space with a fireplace anchoring the open living area and generous cabinetry throughout the kitchen. Both bathrooms are four-piece, serving the primary bedroom and the two additional bedrooms. Outside, there is a patio set up for barbecuing and the unit is just steps from the resort's outdoor pool. A well-located, income-generating mountain property. \$1,330,350, inclusive of GST. Consult your accountant regarding GST deferral options.