



GRASSROOTS
REALTY GROUP

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310AB, 173 Kananaskis Way
Canmore, Alberta

MLS # A2347079



\$1,153,950

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,120
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	Visitor Accommodation
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: Sold furnished as pictured

TWO units in one?!! Own the perfect mountain retreat with the flexibility of personal enjoyment and short-term rental income - plus AMAZING Mountain Views and preferred light and orientation! This rare, lock-off style, fully furnished 2-bedroom, 2-bathroom luxury suite comfortably sleeps six and showcases modern elegance with high-end finishes, an open-concept design, and exceptional attention to detail throughout. Located in one of Canmore's most sought-after resort-style developments, owners and guests enjoy access to outstanding amenities including a fitness center, wellness spa, hot tub, pool, physiotherapy clinic, ski waxing room, and secure underground parking. Whether you're seeking a revenue-generating investment, a vacation property, or the ideal combination of both, this turnkey mountain getaway delivers lifestyle, luxury, and income potential in one exceptional package. NOTE: list price includes GST; speak to your tax professional about deferral options.