



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**117, 180 Kananaskis Way
Canmore, Alberta**

MLS # A2351197



\$465,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	626 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	EHD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Bright, well-kept and right in the middle of everything, 180 Kananaskis Way #117 is a practical entry point into the Canmore market. This 684 sq. ft. apartment offers two well-sized bedrooms, one bathroom and an open living space that makes excellent use of the square footage. The home has been exceptionally well maintained, with plenty of natural light throughout and a layout that works equally well for a couple, roommates or someone who wants a second bedroom for guests or a home office. The location makes everyday life easy. From your door, you can connect directly to Canmore's walking and biking trail network, take the underpass toward Cougar Creek, or follow the pathways toward downtown. Spring Creek is directly across the road, with Railway Avenue, Bow Valley Trail, shops, restaurants and everyday amenities all close by. Athletic Evolution is located directly below, and One Wellness is just steps away. For all the bikes, skis and gear that come with living in the Bow Valley, the unit includes an assigned storage locker and outdoor parking stall. The unit also includes a washing machine, with additional coin laundry available in the building. At a price point that's becoming increasingly rare in Canmore, this is a great fit for first-time buyers or anyone looking for a simple, well-located home with two bedrooms and easy access to everything they need. Occupancy is restricted under the Employee Housing Program. At least one occupant must work a minimum of 20 hours per week within the Bow Valley.