

# \$1,044,750 - 309, 173 Kananaskis Way, Canmore

MLS® #A2207660

**\$1,044,750**

2 Bedroom, 2.00 Bathroom, 854 sqft

Residential on 0.00 Acres

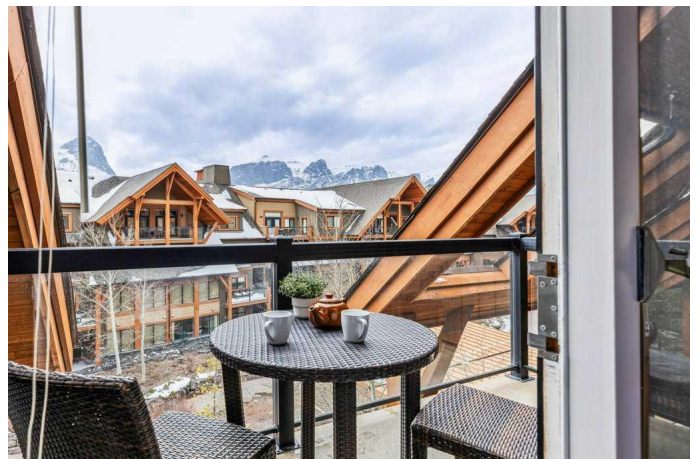
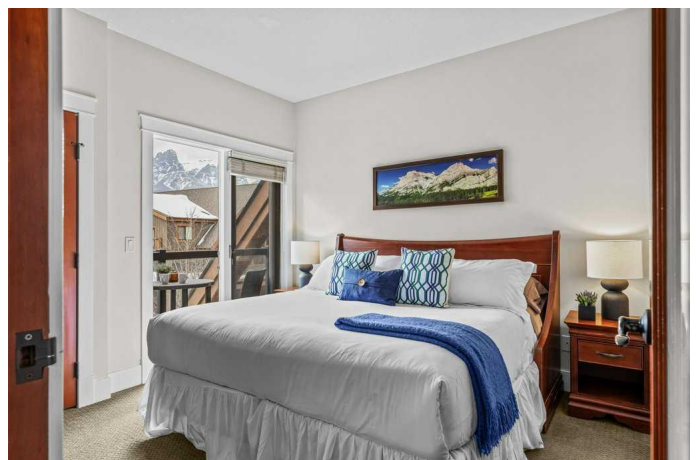
Bow Valley Trail, Canmore, Alberta

Amazing 180 degree SW views from the Three Sisters to the West end of Rundle! Enjoy waking up to a direct view of Ha Ling from the comfort of your bed! The versatile lockoff is popular since it allows one bedroom to be used or rented separately providing a smart solution for owners seeking to maximize their investment. You will appreciate the many fine touches throughout including European cork floors & appliances, 2 wine fridges, granite & polished concrete countertops, comfortable carpet in the bedrooms, 3 fireplaces & 2 private decks. This owner managed unit has been well taken care of with many upgrades to the paint, dishwasher & laundry. The bathroom includes a soaker tub, rain shower & massage jet to help relax after your mountain adventures! You will enjoy the hot tub & pool, One Wellness Spa, fitness center, ski waxing room, conference center, and on site café. This is a fantastic opportunity to own property & generate strong income through Airbnb!

Built in 2008

## Essential Information

MLS® #	A2207660
Price	\$1,044,750
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	854



Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	309, 173 Kananaskis Way
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0A3

### **Amenities**

Amenities	Fitness Center, Parking, Visitor Parking, Indoor Pool, Sauna
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Range, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Living Room, Bedroom, Master Bedroom
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Barbecue
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2

Zoning N/A

## **Listing Details**

Listing Office Coldwell Banker Lifestyle

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