

203, 176 Kananaskis Way  
Canmore, Alberta

MLS # A2228962



## \$469,000

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	650 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Residential
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Storage		

<b>Inclusions:</b>	NA
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This inviting Whiskey Jack unit offers everything you need for mountain living. With stunning west-facing views of the Rockies, natural light floods the space, highlighting the sleek laminate wood flooring throughout. The functional layout includes two full bedrooms, a private balcony perfect for grilling or relaxing, and a full suite of appliances--including an in-suite washer and dryer. Additional perks include heated underground parking, a secure storage cage, and pet-friendly rules for cats and dogs up to 33 lbs. The location is ideal: an easy walk or bike ride to downtown, local coffee shops, grocery stores, and more. Step out the back door of the building and onto a trail that connects under the highway directly to the scenic Cougar Creek network. Please note: Residents must be employed in Canmore for 20+ hours per week. This unit stands out for its comfort, location, and unbeatable value--an excellent opportunity in the Bow Valley.