

202, 176 Kananaskis Way  
Canmore, Alberta

MLS # A2234888



## \$479,800

<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>	663 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	EHD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** None

Welcome to Your Updated Condo in Canmore. Discover this recently refreshed two-bedroom, one-bath condo featuring unobstructed mountain views. Recent Updates Include: A fresh coat of paint throughout, new luxurious vinyl plank flooring, new stacked washer/dryer, new refrigerator, stove, dishwasher, kitchen sink and new lighting throughout. New blinds scheduled for installation in early July. The open-concept living space is both bright and welcoming, featuring an abundance of natural light and easy access to a balcony that presents stunning mountain views. Additional Features: Secured and heated parkade with one parking stall and a personal storage unit. There is a storage area for bicycles and plenty of visitor parking. You are a short walk to a free bus stop, dog park, and an easy walk or bike ride to downtown, local coffee shops, restaurants, and more. Dog-friendly complex (with restrictions). This unit and location provides excellent value and opportunities in the Bow Valley. Don't miss out on this! This condo is zoned as EHD - Employee Housing District.