\$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 |
| Туре | 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 |

Listing Details

Listing Office Coldwell Banker Lifestyle

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.