

\$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

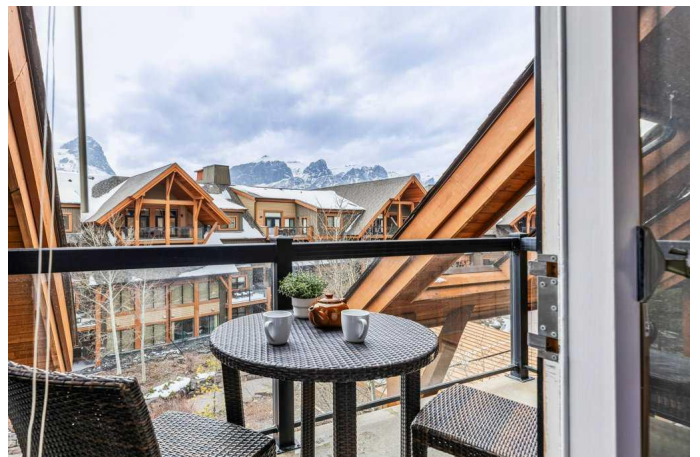
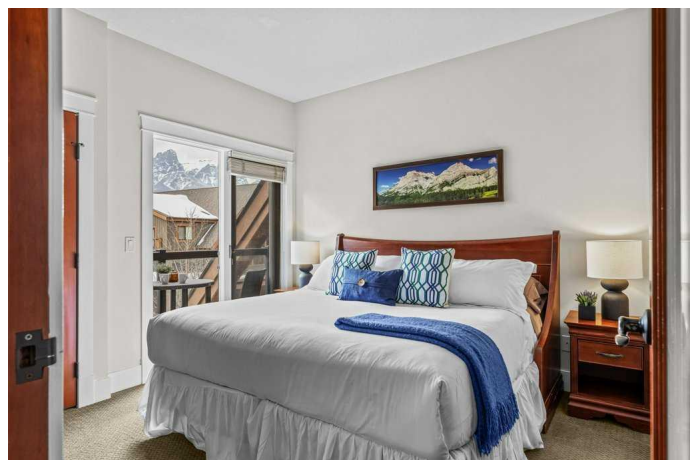
Bow Valley Trail, Canmore, Alberta

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, Indoor Pool, Parking, Sauna, Visitor Parking |
| 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 | Bedroom, Electric, Living Room, 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 | 7 |

Zoning N/A

Listing Details

Listing Office Coldwell Banker Lifestyle

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