

\$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

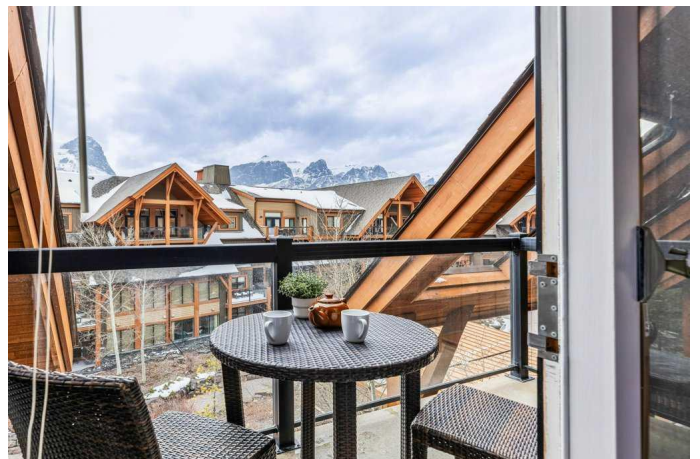
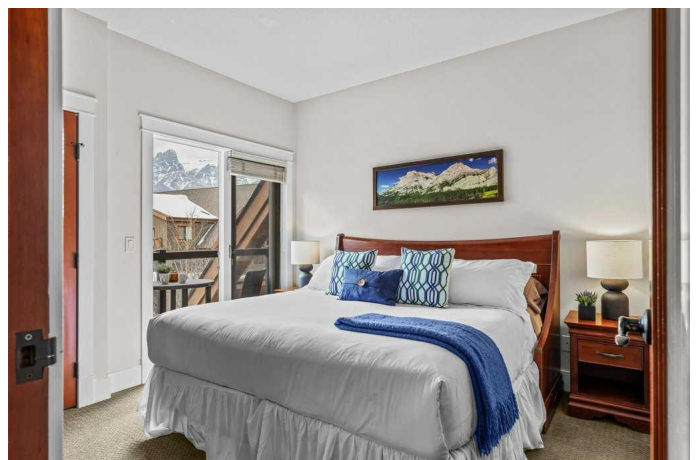
Bow Valley Trail, Canmore, Alberta

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 caf  . 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	8

Zoning N/A

Listing Details

Listing Office Coldwell Banker Lifestyle

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.