

# \$1,128,750 - 103, 121 Kananaskis Way, Canmore

MLS® #A2217061

**\$1,128,750**

2 Bedroom, 3.00 Bathroom, 1,009 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

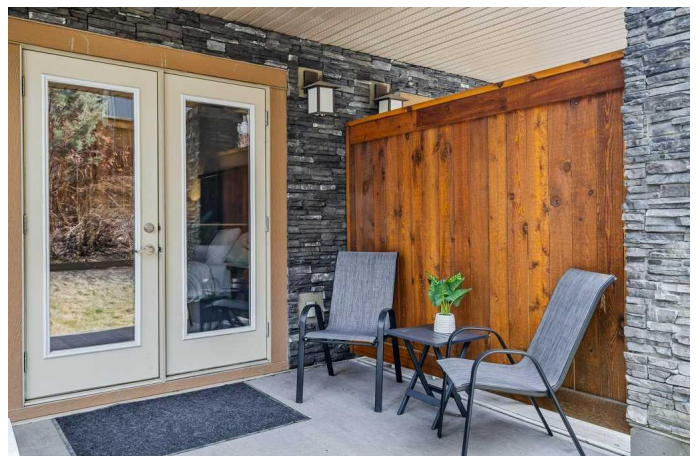
Enjoy the warm afternoon sun from one of 2 SW patioâ€™s surrounded by attractive mountain architecture and clear views of the west end of Mt. Rundle through the trees! This is one of the most peaceful and quiet locations in the neighborhood! This spacious 2 story townhouse property has direct access to your vehicle and storage room. The entry level has a half bath, cozy living area, bright dining area and fully equipped kitchen with granite counter tops. Downstairs there are 2 large bedrooms each with their own ensuite and own direct outside access. The 18 foot long bedroom has both a twin bunk and king bed accommodating sleeping for 8 people in total (similar to most 3 bedrooms). Income should be strong and part way between a 2 bedroom and 3 bedroom! Amenities include a hot tub & fitness room only a 10 second walk away. The reserve fund is really healthy meaning your investment is secure and the condo fee is relatively low. Ideally located just steps from the Shops of Canmore, Spring Creek and everything downtown Canmore has to offer. This is a fantastic opportunity to own property & generate strong income on Airbnb!

Built in 2006

## Essential Information

MLS® # A2217061

Price \$1,128,750



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,009         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 103, 121 Kananaskis Way |
| Subdivision | Bow Valley Trail        |
| City        | Canmore                 |
| County      | Bighorn No. 8, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T1W 2X2                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Fitness Center, Parking, Spa/Hot Tub, Storage                                 |
| Utilities      | Cable Connected, Natural Gas Paid, Electricity Not Paid For, Heating Paid For |
| Parking Spaces | 1   |
| Parking        | Carport   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s)                |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Central, Fireplace(s)  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Walk-Out   |

**Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Barbecue                            |
| Lot Description   | Back Yard                           |
| Roof              | Asphalt Shingle                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 52            |
| Zoning         | Hotel Condo   |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Coldwell Banker Lifestyle |
|----------------|---------------------------|

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