



217-176 Kananaskis Way, Canmore



## 176 Kananaskis Way Canmore Alberta

\$464,900

This well-maintained 2-bedroom, 1-bath condo in Canmore offers the perfect blend of comfort, convenience, and affordability. Situated in a desirable location, this unit features unobstructed mountain and tree views, while still within walking distance of downtown. Featuring bright, natural light, the living room exits to your own balcony, to enjoy the outdoors and for easy year round BBQ'ing. Offering all appliances, including your own in-unit Washer and Dryer, as well as 1 titled, heated, underground parking stall and large personal storage cage. The benefits just keep adding up. You'll appreciate the cozy in-floor heating, and the reasonable priced condo fees even more. Just a 3 minute walk to the FREE bus stop and a short stroll to the nearest dog park. Please note, occupants must work a minimum of 20 hours per week in Canmore, making this a great option for those looking for an affordable home in Canmore, or employers seeking stability in their staffing retention by providing employee housing. You can have it all in this cute and cozy condo space. NOTE-Seller is a licensed real estate agent in the Province of Alberta (id:6769)

Living room/Dining room 11.92 Ft x 11.25 Ft

Kitchen 7.58 Ft x 13.33 Ft

Primary Bedroom 10.58 Ft x 12.50 Ft

Bedroom 12.42 Ft x 8.00 Ft

4pc Bathroom 7.83 Ft x 5.92 Ft

Other 4.50 Ft x 11.92 Ft

Listing Presented By:

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