

# \$1,046,850 - 102, 121 Kananaskis Way, Canmore

MLS® #A2238992

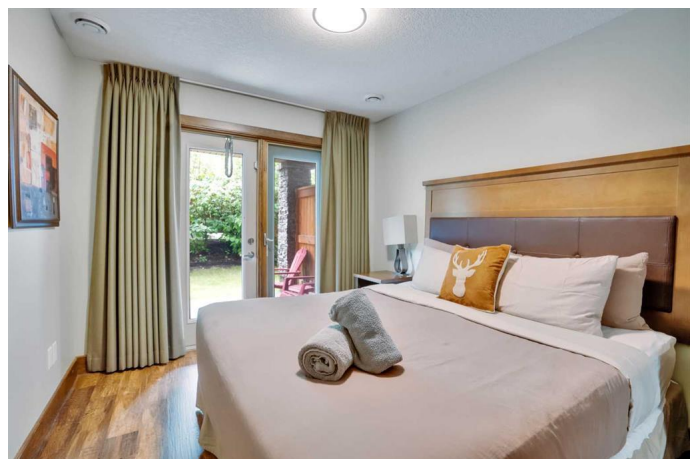
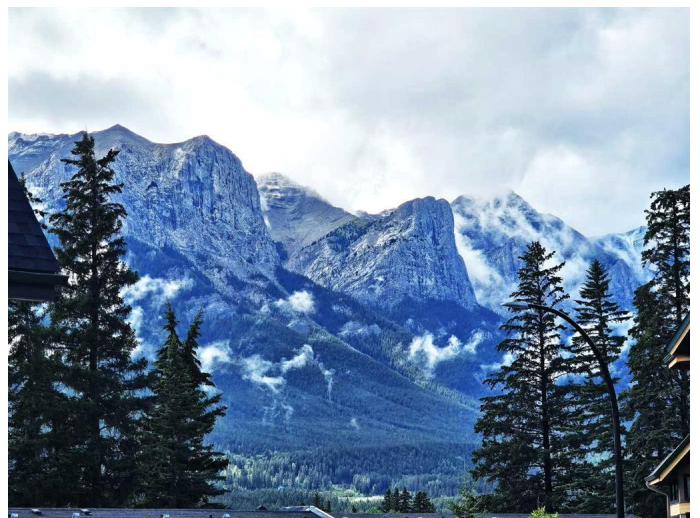
**\$1,046,850**

2 Bedroom, 3.00 Bathroom, 1,003 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 beautiful views of the Mt. Rundle! This is one of the most peaceful and quiet locations you will find! This spacious 2 story townhouse has direct access to your vehicle for easy unloading of all of your gear & groceries! The entry level has a cozy living area, bright dining area with fully equipped kitchen and half bath. The doors and trim throughout are solid pine and the most of the flooring has been recently upgraded to match the warm mountain feel of the decor. Downstairs there are 2 large bedrooms each with their own ensuite and own direct outside access. The larger ensuite has been upgraded. The 18 foot long bedroom has the space to include an additional twin bunk which would expand the sleeping to 8 people (similar to most 3 bedrooms). With this upgrade, Income should be strong and part way between a 2 bedroom and 3 bedroom! There is ample storage space both within the unit and in the extranal storage locker conveniently located beside the entrance door. Amenities include a hot tub & fitness room only a 10 second walk away. Fire Mountain Lodge has a healthy reserve fund and relatively low condo fee which includes air conditioning and in floor heating on the lower level. The location is ideal just a short walk away from the shops of Canmore and Spring Creek. List Price is \$997,000+GST. GST is often deferred and not paid at the time of sale when the buyer is GST



registered. This is a fantastic opportunity to own property & generate strong income on Airbnb!

Built in 2006

### **Essential Information**

MLS® #	A2238992
Price	\$1,046,850
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,003
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	102, 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	Heating Paid For, Cable Connected, Electricity Not Paid For, Natural Gas Paid
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	July 12th, 2025
Zoning	Hotel Condo

## Listing Details

Listing Office	Coldwell Banker Lifestyle
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