# \$455,000 - 224, 176 Kananaskis Way, Canmore

MLS® #A2240442

# \$455,000

2 Bedroom, 1.00 Bathroom, 649 sqft Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Welcome to this two-bedroom, one-bath apartment in the heart of Canmore. This unit is an ideal entry-level purchase. Offering 649 sq. ft. of functional living space, this east-facing unit has impressive mountain views and abundant natural light. Additional perks include heated underground parking, pet-friendly rules for cats and dogs up to 33 lbs. The location is ideal: an easy walk or bike ride to downtown, local coffee shops, grocery stores, and more. Please note: Residents must be employed in Canmore for 20+ hours per week.



#### **Essential Information**

MLS® # A2240442 Price \$455,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 649

Acres 0.00

Year Built 2001

Type Residential Sub-Type Apartment

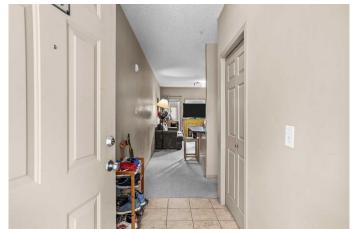
Style Single Level Unit

Status Active

# **Community Information**

Address 224, 176 Kananaskis Way







Subdivision Bow Valley Trail

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W3E4

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Visitor Parking

Parking Spaces 2

Parking Underground

### **Interior**

Interior Features See Remarks

Appliances Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer

Stacked

Heating Radiant

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

# of Stories 3

#### **Exterior**

Exterior Features Balcony
Construction Concrete

#### **Additional Information**

Date Listed July 16th, 2025

Days on Market 1

Zoning EHD

# **Listing Details**

Listing Office ROYAL LEPAGE SOLUTIONS

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