

# \$699,999 - 205, 112 Kananaskis Way, Canmore

MLS® #A2263561

**\$699,999**

2 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.02 Acres

Bow Valley Trail, Canmore, Alberta

This beautifully RENOVATED 2-BEDROOM, 2-LEVEL TOWNHOME offers 1,038 SQ FT of stylish living space and some of the BEST MOUNTAIN VIEWS IN THE COMPLEX.

Whether you're looking for a full-time residence, weekend getaway, or investment property, this home checks every box. Perfectly located just a short walk to MAIN STREET, THE SHOPS OF CANMORE, and ELEVATION PLACE, this bright and airy home features both northeast and southwest exposure, filling the space with natural light and showcasing stunning mountain views from both levels.

The main floor has been MODERNIZED WITH NEW LUXURY VINYL PLANK FLOORING, fresh paint, updated BACKSPLASH, COUNTERTOPS, CABINETS, AND FIXTURES, creating a contemporary mountain retreat that's move-in ready. The open layout connects the kitchen, dining, and living spaces seamlessly, ideal for relaxing or entertaining.

Upstairs, you'll find TWO SPACIOUS BEDROOMS, a FOUR-PIECE BATH, and IN-SUITE LAUNDRY, offering both comfort and convenience. Additional features include your own PRIVATE FRONT ENTRANCE, HEATED UNDERGROUND PARKING/ EXTERIOR DRIVEWAY, and a DEDICATED STORAGE UNIT for all your mountain gear. With an unbeatable location, breathtaking views, and high-end finishes throughout, this truly is the BEST UNIT IN THE COMPLEX and



offers exceptional VALUE FOR CANMORE,  
providing this much space and quality for the  
price.

Built in 1999

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2263561      |
| Price          | \$699,999     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,020         |
| Acres          | 0.02          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 205, 112 Kananaskis Way |
| Subdivision | Bow Valley Trail        |
| City        | Canmore                 |
| County      | Bighorn No. 8, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T1W 2X2                 |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Snow Removal, Trash |
| Parking Spaces | 1                            |
| Parking        | Stall, Assigned, Underground |
| # of Garages   | 1                            |

### **Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked       |

|                 |                                      |
|-----------------|--------------------------------------|
| Heating         | Baseboard, Natural Gas, Fireplace(s) |
| Cooling         | None                                 |
| Fireplace       | Yes                                  |
| # of Fireplaces | 1                                    |
| Fireplaces      | Gas, Living Room                     |
| Basement        | None                                 |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Level              |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 32                 |
| Zoning         | BVT                |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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