

# \$469,000 - 203, 176 Kananaskis Way, Canmore

MLS® #A2228962

**\$469,000**

2 Bedroom, 1.00 Bathroom, 650 sqft

Residential on 0.02 Acres

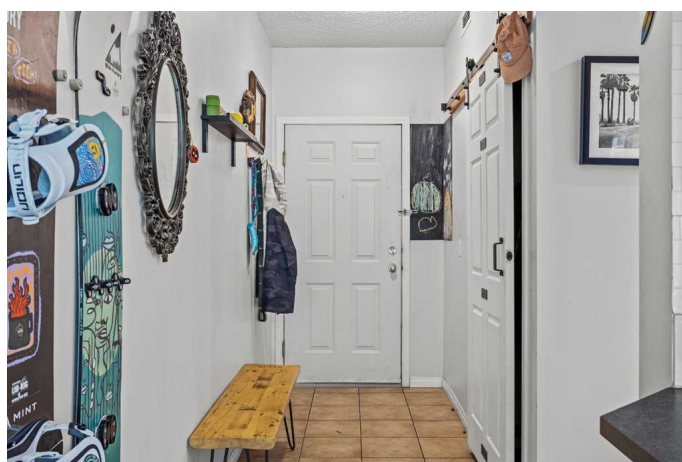
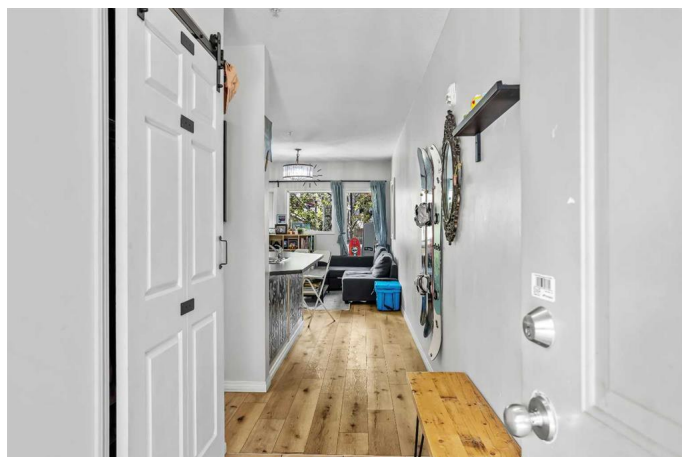
Bow Valley Trail, Canmore, Alberta

This inviting Whiskey Jack unit offers everything you need for mountain living. With stunning west-facing views of the Rockies, natural light floods the space, highlighting the sleek laminate wood flooring throughout. The functional layout includes two full bedrooms, a private balcony perfect for grilling or relaxing, and a full suite of appliances--including an in-suite washer and dryer. Additional perks include heated underground parking, a secure storage cage, and 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. Step out the back door of the building and onto a trail that connects under the highway directly to the scenic Cougar Creek network. Please note: Residents must be employed in Canmore for 20+ hours per week. This unit stands out for its comfort, location, and unbeatable value--an excellent opportunity in the Bow Valley.

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228962  |
| Price          | \$469,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 650       |



|            |                   |
|------------|-------------------|
| Acres      | 0.02              |
| Year Built | 2001              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 203, 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) |
| Parking Spaces | 1                            |
| Parking        | Parkade, Stall               |
| # of Garages   | 1                            |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Storage                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | In Floor, Electric                                      |
| Cooling           | None  |
| # of Stories      | 4   |

### **Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 12             |
| Zoning         | Residential    |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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