

# \$469,000 - 111, 176 Kananaskis Way, Canmore

MLS® #A2229045

**\$469,000**

2 Bedroom, 1.00 Bathroom, 648 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

## VACANT CONDO EASY TO SHOW1

Fabulous ground floor unit with two bedrooms, open floor plan, in-suite laundry and private patio! Whiskey Jack offers a convenient location close to downtown district and walking distance to shopping, amenities and transportation. This condo includes secure underground heated parking and storage locker; the perfect starter home or investment. Pets allowed with board approval and zoned as Employee Housing District requires minimum 20 hours a week in Canmore area.

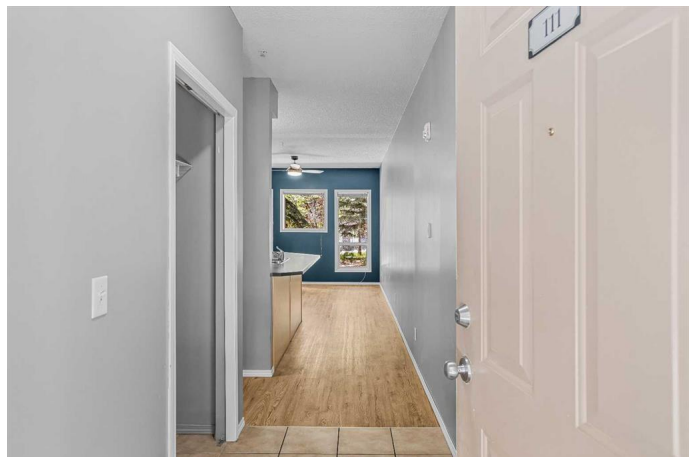
Built in 2001

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229045          |
| Price          | \$469,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 648               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

Address 111, 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), Secured Parking, Storage |
| Parking Spaces | 1                                                      |
| Parking        | Parkade                                                |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Elevator, Open Floorplan                                             |
| Appliances        | Electric Range, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | In Floor, Natural Gas, Radiant                                       |
| Cooling           | None                                                                 |
| # of Stories      | 3                                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Concrete, Stone |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 8th, 2025            |
| Days on Market | 8                         |
| Zoning         | EHD - Employee housing di |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Bow Valley Realty Ltd. |
|----------------|------------------------|

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