

122, 300 Palliser Lane  
Canmore, Alberta

MLS # A2239745



## \$605,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	732 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	Res Multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** NA

A bright and functional 2-bedroom, 1-bath condo offering 732 sq. ft. of comfortable living space. This well-maintained unit features an open-concept layout, perfect for both daily living and entertaining. Step out onto your private deck and take in the beautiful views—an ideal spot for morning coffee or evening relaxation. Enjoy the convenience of 1 assigned parking stall and a dedicated storage unit, providing ample space for your gear and seasonal items. The condo complex offers a great selection of amenities, including a fully equipped gym, party room, hobby room, and workbench area. Located just minutes from scenic hiking and biking trails, this home is perfect for outdoor enthusiasts and those seeking an active lifestyle. Whether you're a first-time buyer, downsizer, or investor, this condo offers a wonderful blend of comfort, value, and location.