



**409, 300 Palliser Lane  
Canmore, Alberta**

**MLS # A2278060**

**\$665,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters

<b>Inclusions:</b>	Murphy bed
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No short term rental permitted. Freshly painted and beautifully maintained, this top-floor 2 bedroom, 2 bathroom condo offers privacy, natural light, and a true Canmore setting. Located on the quiet backside of the building and overlooking treed land, it enjoys mountain views and a peaceful, tucked-away feel. The large view deck is ideal for relaxing evenings under the peaks. Inside, 9-foot ceilings create an airy, open atmosphere. The kitchen features stainless steel appliances, granite counters, under-counter lighting, and a built-in water purification system. The primary bedroom includes a full ensuite, and the oversized in-suit laundry and storage room is a valuable bonus. The second bedroom/den includes a Murphy bed, offering excellent flexibility for guests while still functioning great as a home office. Additional highlights include two parking stalls (one underground), plus extra storage with built-in bike racks and shelving. Low condo fees and building amenities complete the package: gym, workroom, rec room, and a dog park right behind the building for your furry companion. A great opportunity for anyone looking for a refined, low-maintenance Canmore home.