

213, 186 Kananaskis Way
Canmore, Alberta

MLS # A2279359



\$620,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Bow Valley Trail | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 635 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------------------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Other | Sewer: | - |
| Roof: | Asphalt Shingle, Other | Condo Fee: | \$ 477 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: all window coverings, wall shelf above toilet in 4 piece ensuite bathroom, wall shelf and clock in foyer, wall shelving (white) in 2nd bedroom

Bright, freshly painted, and move-in ready! This 2 bed / 2 bath Fairholme Village condo is a true gem and a rare opportunity. It's ideal as a first home, upsizer home, or perfect for a weekend getaway to Canmore. The smart, open-concept layout makes everyday living or entertaining easy, while the sunny south-facing balcony delivers incredible mountain views, including the Three Sisters. Both bedrooms enjoy natural light and more mountain views, plus a private 4 piece ensuite and walk in closet just off the primary bedroom. As well as a 3 piece bathroom just off the foyer. Laundry is located on the same floor as the unit, just down the hallway. This fantastic condo is well-positioned in the complex, and only minutes to downtown, the Shops of Canmore, shopping, services, restaurants, amenities, public transit, and many scenic multi-use trails. One indoor secured storage locker, indoor secured bike storage, an outdoor parking stall, fitness room, and meeting room, round out the whole package. Vacant and ready for quick possession. Your best Rocky Mountain lifestyle starts here!