

121, 300 palliser Lane
Canmore, Alberta

MLS # A2155547



\$639,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Town Centre_Canmore | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 887 sq.ft. | Age: | 2009 (15 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------------------|-------------------|-----------|
| Heating: | Other | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 545 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Mixed | Zoning: | Res Multi |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Welcome to unit 121 at the Blakiston on Palliser Lane. This modern and bright 2 bedroom, 2 bathroom unit is the perfect combination of convenience and versatility, with an upgraded kitchen, upgraded floors and in suite laundry. This unit is conveniently situated on the first floor facing south looking over the iconic Three Sisters mountain range, affording a separate entrance from the spacious balcony. It is versatile for its ability to be an excellent starter property in the Bow Valley, a lucrative long-term rental property, or a unit to call home when you're visiting the mountains for recreation. Just steps from your door you have access to incredible hiking trails, a party room, exercise room, work bench in the parkade, a dog run and playground with fantastic views of the Rundle, Ha-Ling and the Three Sisters mountain ranges. This unit comes with two parking spaces (1 underground 1 above) and a storage locker that is situated in the underground heated parkade. Join this incredible community in Canmore, you won't regret you did!