

213, 190 Kananaskis Way
Canmore, Alberta

MLS # A2165870



\$681,450

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	592 sq.ft.	Age:	2005 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 884
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	Hotel Condo
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Stone Counters, Vinyl Windows		

Inclusions: None

South Facing 1 Bedroom with Recent Kitchen Renovation! This one bedroom, one bathroom vacation revenue property has visitor accommodation zoning. Currently in the Clique rental pool, generating good revenue. The zoning allows for nightly rental revenue and/or personal use. Cook in the modern and freshly renovated kitchen (March 2024). The open floor plan offers a dining area and large living room with stone gas fireplace. The bedroom features a king-sized bed and south facing exposure. A well appointed 4-piece bathroom includes a beautifully tiled and glass shower plus a separate bathtub. This fully furnished condo sleeps four, including the sofa bed. Barbecue on the south facing deck. Comes with in-suite washer/dryer, two outdoor hot tubs, fitness room, and heated underground parking. Located within walking distance to great shops, restaurants, trails, and many other amenities. Subject to GST, which may be deferred. GST is included in the asking price.