

**408, 186 Kananaskis Way NW
Canmore, Alberta**

MLS # A2236691



\$724,500

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall, Tandem		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Concrete, Stone, Stucco, Wood Frame

Foundation: -

Features: Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Track Lighting, Vaulted Ceiling(s)

Water: Public

Sewer: Public Sewer

Condo Fee: \$ 620

LLD: -

Zoning: RM

Utilities: -

Inclusions: None

Welcome to Top Floor Living! This immaculate corner unit with no adjoining walls boasts beautiful morning light and stunning views. The living area flaunts a vaulted ceiling looking out onto the patio and incredible views. The kitchen offers stainless steel appliances, an eating bar as well as ample counter space for your culinary needs . Plentiful living space with 3 bedrooms, and one could be an office) and two full bathrooms. Builders Size 905 Sq ft. Centrally located and a quick walk to all of the major shopping areas and river trails.. This unit offers a portable in suite washer and a tandem parking spot. There are also laundry facilities easily accessible on every level. The Fairholme Complex is a secure building with an Individual Storage Cage, Community Bike Storage, Fitness Facility and Library. Maintenance Free condo living with low condo fees. This is a pet friendly complex.