

# \$469,000 - 203, 176 Kananaskis Way, Canmore

MLS® #A2228962

**\$469,000**

2 Bedroom, 1.00 Bathroom, 650 sqft

Residential on 0.02 Acres

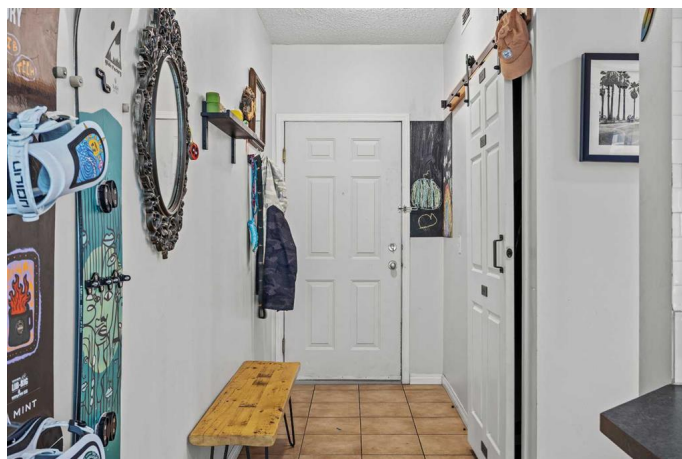
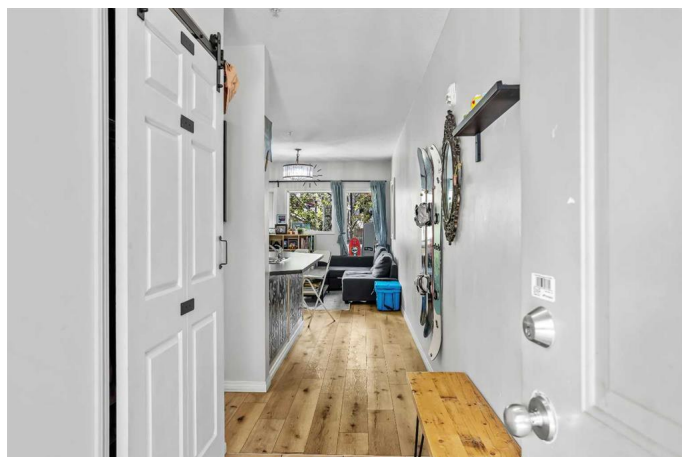
Bow Valley Trail, Canmore, Alberta

This inviting Whiskey Jack unit offers everything you need for mountain living. With stunning west-facing views of the Rockies, natural light floods the space, highlighting the sleek laminate wood flooring throughout. The functional layout includes two full bedrooms, a private balcony perfect for grilling or relaxing, and a full suite of appliances--including an in-suite washer and dryer. Additional perks include heated underground parking, a secure storage cage, and pet-friendly rules for cats and dogs up to 33 lbs. The location is ideal: an easy walk or bike ride to downtown, local coffee shops, grocery stores, and more. Step out the back door of the building and onto a trail that connects under the highway directly to the scenic Cougar Creek network. Please note: Residents must be employed in Canmore for 20+ hours per week. This unit stands out for its comfort, location, and unbeatable value--an excellent opportunity in the Bow Valley.

Built in 2001

## Essential Information

MLS® #	A2228962
Price	\$469,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	650



Acres	0.02
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	203, 176 Kananaskis Way
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W3E4

### **Amenities**

Amenities	Elevator(s), Bicycle Storage
Parking Spaces	1
Parking	Parkade, Stall
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	In Floor, Electric
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Mixed

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	6
Zoning	Residential

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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