

# \$455,000 - 224, 176 Kananaskis Way, Canmore

MLS® #A2240442

**\$455,000**

2 Bedroom, 1.00 Bathroom, 649 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Welcome to this two-bedroom, one-bath apartment in the heart of Canmore. This unit is an ideal entry-level purchase. Offering 649 sq. ft. of functional living space, this east-facing unit has impressive mountain views and abundant natural light. Additional perks include heated underground parking, 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. Please note: Residents must be employed in Canmore for 20+ hours per week.

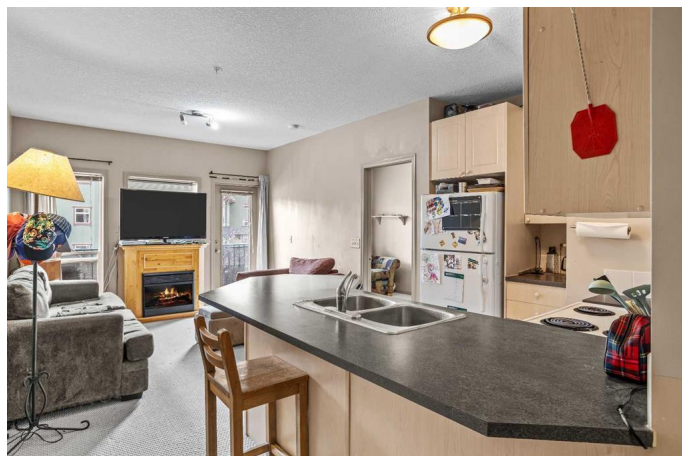
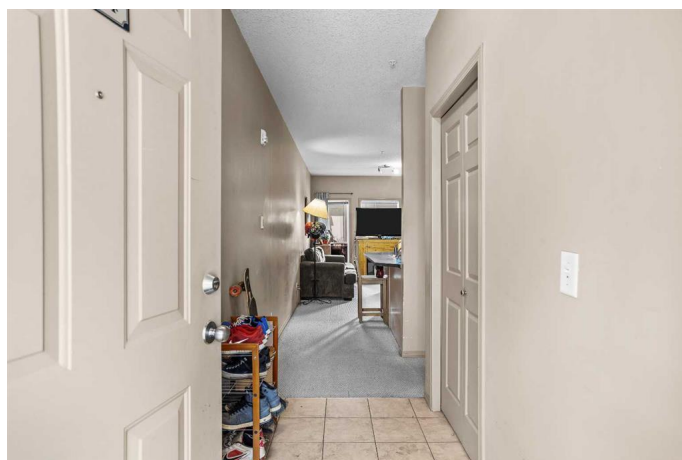
Built in 2001

## Essential Information

MLS® #	A2240442
Price	\$455,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	649
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address 224, 176 Kananaskis Way



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

### Amenities

Amenities	Bicycle Storage, Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	July 16th, 2025
Days on Market	11
Zoning	EHD

### Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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