

# \$474,000 - 320, 176 Kananaskis, Canmore

MLS® #A2235382

## \$474,000

1 Bedroom, 1.00 Bathroom, 650 sqft

Residential on 0.00 Acres

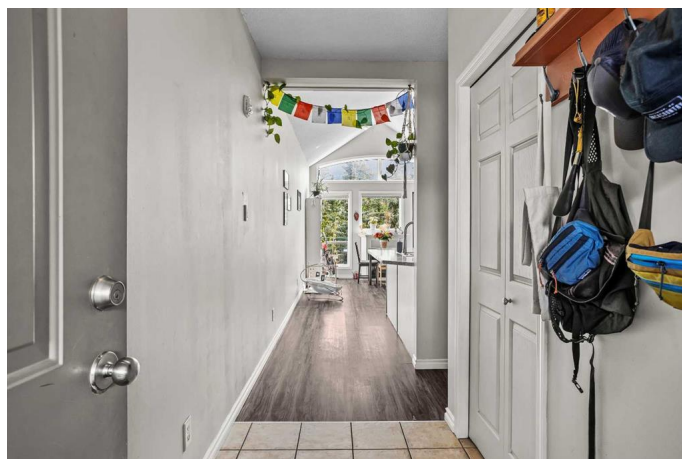
Bow Valley Trail, Canmore, Alberta

Top Floor Whiskey Jack Chalet Condo with Excellent Mountain Views! This bright and open entry level condo comes complete with six appliances, large balcony, and secure heated underground parking and storage. This unit originally had two bedrooms and could easily be converted back. This affordable condo is ideal as an entry level home or long-term rental investment. This convenient location is connected by numerous walking/biking trails and is close to the Shoppes of Canmore which includes numerous restaurants and shopping along with public transit routes around Canmore and to Banff. The occupant is to work a minimum 20 hours per week in the Bow Valley. Currently tenant occupied with lease until November 1st, this well cared for condo is priced to sell quickly!

Built in 2001

## Essential Information

MLS® #	A2235382
Price	\$474,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	650
Acres	0.00
Year Built	2001



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	320, 176 Kananaskis
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W3E4

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Garage Faces Front, Heated Garage, Parkade, Secured, Stall, Underground, Assigned, Heated Driveway
# of Garages	1

### Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Decorative
# of Stories	3
Basement	None

### Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	15
Zoning	R4

## **Listing Details**

Listing Office	RE/MAX Alpine Realty
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