

# \$997,500 - 207, 121 Kananaskis Way, Canmore

MLS® #A2244015

**\$997,500**

2 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

This prime 2storey TOP FLOOR unit in Fire Mountain Lodge offers one of the best investment opportunities in Canmore! As the only unit in the complex with a 3rd-floor view deck, you'll enjoy unlimited sunshine & panoramic mountain views from your own private escape. A 2nd oversized main-level patioâ€”complete with covered privacy & gas BBQ hookupâ€”is perfect for relaxing or entertaining. Zoned for short term rentals and perfect for AirBnB or VRBO, this turn-key property comes fully furnished, allowing you to start generating revenue on day one. The open-concept layout features a walkthrough kitchen with eating bar, a spacious living/dining area with a gas fireplace, and newly updated air conditioning. Along with the pull-out sofa, enjoy two spacious king bedrooms, comfortably sleeping six guests. Located just steps from downtown Canmore, you're within easy walking distance to local coffee shops, brunch spots, restaurants, and boutiques. Surrounded by walking trails and just minutes from the Legacy Trail, for a scenic bike ride into Banff! Owners and guests also enjoy access to the private fitness centre and outdoor hot tub, with secure outdoor storage. Donâ€™t miss this rare opportunity to own a high-performing short-term rental in one of Canmoreâ€™s most walkable and desirable locations!

Built in 2006



## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2244015         |
| Price          | \$997,500        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 1,092            |
| Acres          | 0.00             |
| Year Built     | 2006             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 207, 121 Kananaskis Way |
| Subdivision | Bow Valley Trail        |
| City        | Canmore                 |
| County      | Bighorn No. 8, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T1W 0B2                 |

## Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Snow Removal, Spa/Hot Tub, Fitness Center, Storage |
| Parking Spaces | 1                                                  |
| Parking        | Concrete Driveway, Stall, Covered                  |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer/Dryer, Window Coverings, Gas Dryer |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| # of Stories      | 3                                                                                                                         |

**Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Lighting, Storage |
| Roof              | Asphalt Shingle                                    |
| Construction      | Composite Siding                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | July 29th, 2025  |
| Days on Market | 3                |
| Zoning         | R5 - HOTEL CONDO |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.