

# \$614,000 - 202, 112 Kananaskis Way, Canmore

MLS® #A2254853

## \$614,000

2 Bedroom, 1.00 Bathroom, 779 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Discover the perfect blend of comfort, style, and convenience in this beautifully renovated two-level, two-bedroom townhouse, ideally located within easy walking distance of downtown Canmore. Thoughtfully designed for both everyday living and weekend retreats, this home captures the essence of mountain living with its vaulted ceilings, functional layout and inviting atmosphere.

The main level offers a spacious second bedroom, a bright and modern renovated kitchen with updated stainless-steel appliances, and luxury vinyl plank flooring, while large windows and a south-facing deck provide abundant natural light, afternoon sun, and breathtaking views of the surrounding peaks.

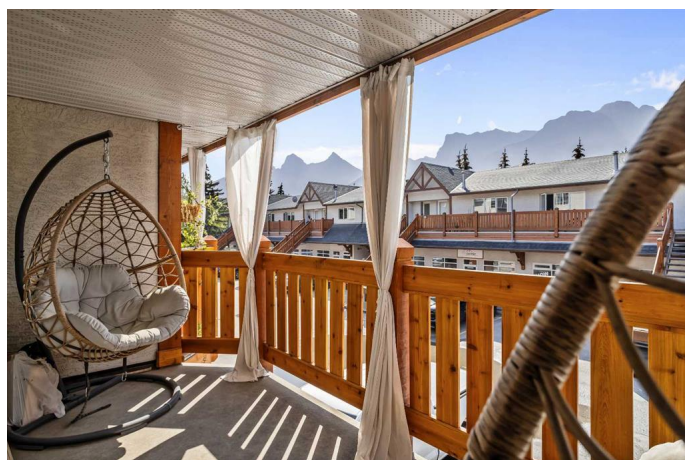
Upstairs, the private primary retreat features a generous sized bedroom with a skylight the framing picture perfect Ha Ling Peak, as well as a four-piece bathroom.

Additional highlights include secure heated underground parking, a private storage space, and excellent proximity to world-class recreation, dining, and amenities.

This move-in ready home is an ideal choice for those seeking a full-time home, a weekend getaway, or an investment in one of the Rockies's™ most desirable communities.

Built in 1999

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2254853      |
| Price          | \$614,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 779           |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 202, 112 Kananaskis Way |
| Subdivision | Bow Valley Trail        |
| City        | Canmore                 |
| County      | Bighorn No. 8, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T1W 2X2                 |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Visitor Parking, Laundry, Secured Parking |
| Parking Spaces | 1                                         |
| Parking        | Heated Garage, Parkade                    |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Vinyl Windows                                |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator |
| Heating           | Baseboard, Electric                                                         |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Private Entrance, Storage |
| Lot Description   | Low Maintenance Landscape          |
| Roof              | Asphalt Shingle                    |

|              |                      |
|--------------|----------------------|
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 1                    |
| Zoning         | ResMulti             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.