

\$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.

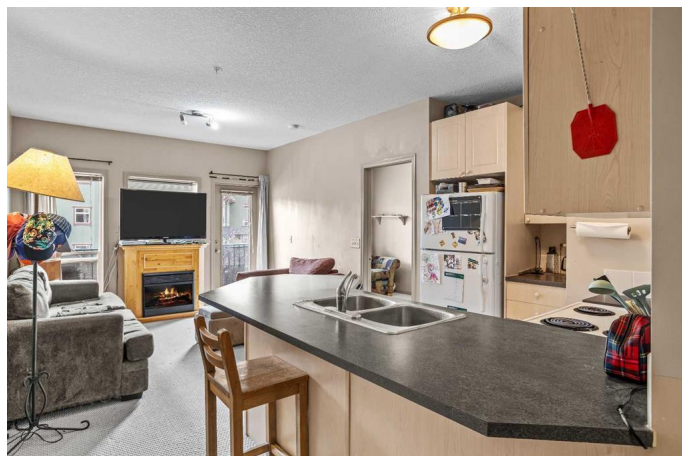
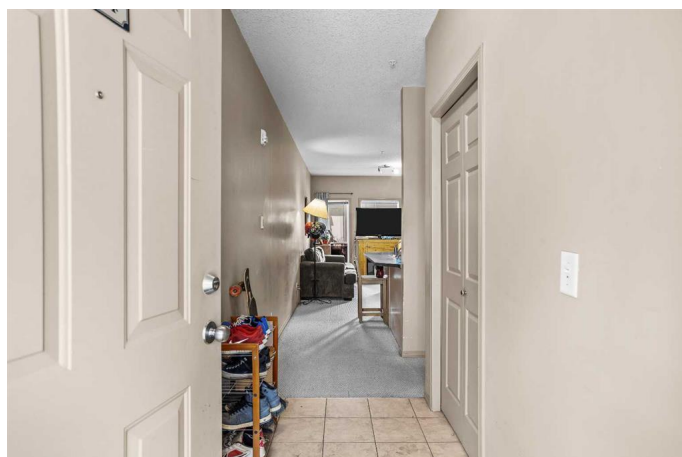
Built in 2001

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	2
Zoning	EHD

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.