

\$892,499 - 323, 173 Kananaskis Way, Canmore

MLS® #A2264930

\$892,499

2 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Step into mountain living at its finest with this spacious two bedroom lock-off suite at Solara Resort & Spa. After a day exploring Canmore's endless trails, rivers & slopes, return to a space designed for both comfort & connection. The gourmet kitchen features sleek two-tone cabinetry, granite counters, a generous island, imported cork flooring & stainless steel appliances. Everything you need to prepare & enjoy meals. Gather around the dining table for six, then sink into the living room where a plush sofa (converting to a queen bed) faces a glowing fireplace, setting the perfect alpine mood. Step onto one of two private balconies to savour your morning coffee or stargaze at night against a backdrop of the Rockies. When it's time to recharge, unwind in the spa-inspired bathroom before retreating to bed for a restful night's sleep. The popular lock-off design allows one bedroom to transform into a self-contained hotel-style suite with its own access to the main corridor. This smart design is ideal for hosting family and friends, or generating additional rental revenue. Resort amenities complete the experience: dive into the indoor pool, soak in the hot tub, rejuvenate at One Wellness Spa & Fitness Centre, or enjoy a drink and a meal at Axis Bar & Kitchen. MainSpace event venue and Epic Liquor are just steps away, while heated underground parking and secure storage add peace of mind. Zoned for nightly rentals, this suite is both a lucrative investment and a personal



mountain retreat; blending adventure, relaxation & the comfort of a world-class resort. The list price includes GST. Consult an Accountant to discuss GST deferral options.

Built in 2008

Essential Information

MLS® #	A2264930
Price	\$892,499
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	323, 173 Kananaskis Way
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0A3

Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Indoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade
Has Pool	Yes

Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Tray Ceiling(s)
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Range, Refrigerator,

	Washer/Dryer Stacked, Window Coverings, Oven
Heating	Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Electric Grill
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	2
Zoning	Visitor Accommodation

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
----------------	--------------------------

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.