

# \$749,999 - 408, 186 Kananaskis Way Nw, Canmore

MLS® #A2236691

## \$749,999

3 Bedroom, 2.00 Bathroom, 830 sqft  
Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Welcome to Top Floor Living! This immaculate unit boasts beautiful morning light and stunning views. The living area has vaulted ceilings and a great patio. The kitchen has an eating bar as well as a cute dining area. Ample living space with a Primary Bedroom and en suite and two additional bedrooms and a bathroom. Builders Size 905 Sq Ft. Centrally located and a quick walk to all of the major shopping areas and river trails.. This unit offers a portable in suite washer and a tandem parking spot. There are also laundry facilities easily accessible on this floor. The Fairholme Complex is a secure building with an Individual Storage Cage, Community Bike Storage, Fitness Facility and Library. Maintenance Free condo living with low condo fees.

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236691    |
| Price          | \$749,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 830         |
| Acres          | 0.00        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 408, 186 Kananaskis Way Nw |
| Subdivision | Bow Valley Trail           |
| City        | Canmore                    |
| County      | Bighorn No. 8, M.D. of     |
| Province    | Alberta                    |
| Postal Code | T1W1R6                     |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Trash, Visitor Parking, Bicycle Storage, Coin Laundry, Laundry, Storage |
| Parking Spaces | 2                                                                                                             |
| Parking        | Stall, Assigned, Tandem                                                                                       |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Recreation Facilities, Track Lighting           |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Washer, Window Coverings, ENERGY STAR Qualified Refrigerator |
| Heating           | Baseboard, Natural Gas                                                                                                  |
| Cooling           | None                                                                                                                    |
| # of Stories      | 4                                                                                                                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Storage, Basketball Court  |
| Roof              | Asphalt Shingle                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 29             |
| Zoning         | RM             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | GRASSROOTS REALTY GROUP |
|----------------|-------------------------|

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