

# \$803,250 - 442, 160 Kananaskis Way, Canmore

MLS® #A2200490

**\$803,250**

2 Bedroom, 2.00 Bathroom, 746 sqft  
Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Top-Floor 2BR/2BA Hotel Condo with breathtaking Mountain Views! Discover this beautifully maintained top-floor 2-bedroom, 2-bathroom unit in Windtower—a perfect blend of investment potential and personal getaway. Boasting soaring ceilings in the living room, this turnkey, short-term rental generates strong returns while offering an exceptional stay experience. Step inside to find new laminate flooring throughout the kitchen and living areas, making maintenance a breeze. The spacious balcony provides a tranquil setting to enjoy your morning coffee or unwind after a day of adventure, all with breathtaking mountain views. The primary bedroom is designed for relaxation, featuring a mountain view, an ensuite 4-piece bathroom, and a walk-in closet for added storage. The second bedroom is bright and airy, complete with a double closet for extra convenience. Enjoy on-site amenities, including a gym and sushi restaurant on the main floor, plus heated underground parking for year-round comfort. Located just minutes from downtown Canmore, the Bow River, and world-class hiking and biking trails, this unit offers both convenience and adventure at your doorstep. This one won't last! Reach out to your favorite Realtor to book a showing today! Price includes 5% GST — consult your accountant for GST deferral options.

Built in 2002



## Essential Information

MLS® #	A2200490
Price	\$803,250
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	746
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	442, 160 Kananaskis Way
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3E2

## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features Balcony, BBQ gas line

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 8th, 2025

Days on Market 6

Zoning BVT-G

### **Listing Details**

Listing Office MaxWell Capital 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.