

# \$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
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