

# \$1,552,950 - 113, 115 Kananaskis Way, Canmore

MLS® #A2240266

**\$1,552,950**

3 Bedroom, 4.00 Bathroom, 1,286 sqft

Residential on 0.18 Acres

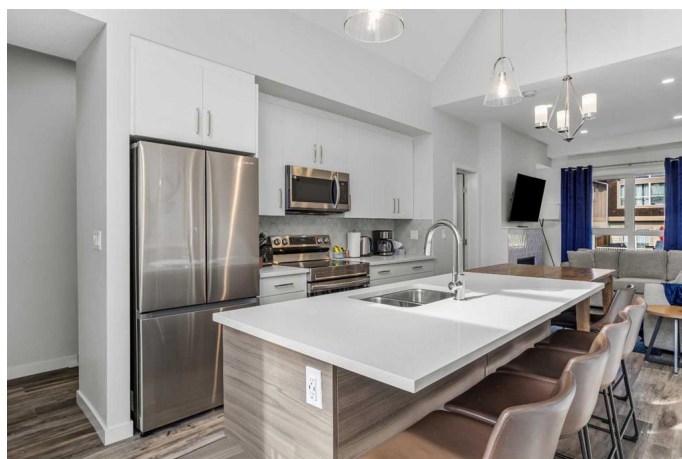
Bow Valley Trail, Canmore, Alberta

PLEASE CONSULT YOUR ACCOUNT TO DISCUSS DEFERRAL OPTIONS\* This beautifully designed 3-bedroom, 4-bath townhome offers the ultimate blend of luxury, flexibility, and income potential. Perfectly set up for Airbnb or VRBO, the layout features a self-contained lower-level suite with private entrance and 4-piece bath – ideal for hosting guests independently or maximizing revenue. The main living area stuns with 18-foot vaulted ceilings, expansive windows, and an open-concept kitchen and living area seamlessly extend to a generously sized deck, where you can soak in unobstructed, panoramic mountain views – the perfect setting for morning coffee or evening unwinding. Upstairs, two more spacious bedrooms including a primary with ensuite, plus an additional full bath. Enjoy the complex's heated outdoor pool and hot tub, after a day on the trails. All this, just steps from downtown Canmore.

Built in 2022

## Essential Information

MLS® #	A2240266
Price	\$1,552,950
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,286
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	113, 115 Kananaskis Way
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2X2

### Amenities

Amenities	Outdoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Chandelier, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Basement	None

### Exterior

Exterior Features	Balcony, Lighting
Lot Description	Street Lighting, Views
Roof	Shingle
Construction	Composite Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 16th, 2025  
Days on Market                20  
Zoning                              Visitor Acomm

**Listing Details**

Listing Office                    CENTURY 21 NORDIC REALTY

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