

\$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

AVAILABLE FOR SHOWINGS FROM THURS JULY 31 AT 3:30PM UNTIL SATURDAY AUGUST 2ND AT 3:30PM *GST HAS BEEN INCLUDED IN THE LIST PRICE, 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

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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	17
Zoning	Visitor Acomm

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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