

# \$892,499 - 323, 173 Kananaskis Way, Canmore

MLS® #A2264930

**\$892,499**

2 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Step into mountain living at its finest with this spacious two bedroom lock-off suite at Solara Resort & Spa. After a day exploring Canmore's endless trails, rivers & slopes, return to a space designed for both comfort & connection. The gourmet kitchen features sleek two-tone cabinetry, granite counters, a generous island, imported cork flooring & stainless steel appliances. Everything you need to prepare & enjoy meals. Gather around the dining table for six, then sink into the living room where a plush sofa (converting to a queen bed) faces a glowing fireplace, setting the perfect alpine mood. Step onto one of two private balconies to savour your morning coffee or stargaze at night against a backdrop of the Rockies. When it's time to recharge, unwind in the spa-inspired bathroom before retreating to bed for a restful night's sleep. The popular lock-off design allows one bedroom to transform into a self-contained hotel-style suite with its own access to the main corridor. This smart design is ideal for hosting family and friends, or generating additional rental revenue. Resort amenities complete the experience: dive into the indoor pool, soak in the hot tub, rejuvenate at One Wellness Spa & Fitness Centre, or enjoy a drink and a meal at Axis Bar & Kitchen. MainSpace event venue and Epic Liquor are just steps away, while heated underground parking and secure storage add peace of mind. Zoned for nightly rentals, this suite is both a lucrative investment and a personal



mountain retreat; blending adventure, relaxation & the comfort of a world-class resort. The list price includes GST. Consult an Accountant to discuss GST deferral options.

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264930          |
| Price          | \$892,499         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 839               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 323, 173 Kananaskis Way |
| Subdivision | Bow Valley Trail        |
| City        | Canmore                 |
| County      | Bighorn No. 8, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T1W 0A3                 |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Indoor Pool, Spa/Hot Tub |
| Parking Spaces | 1                                                                      |
| Parking        | Parkade                                                                |
| Has Pool       | Yes                                                                    |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Tray Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Range, Refrigerator,                                                   |

|                 |                                              |
|-----------------|----------------------------------------------|
|                 | Washer/Dryer Stacked, Window Coverings, Oven |
| Heating         | Heat Pump                                    |
| Cooling         | Central Air                                  |
| Fireplace       | Yes                                          |
| # of Fireplaces | 2                                            |
| Fireplaces      | Electric                                     |
| # of Stories    | 4                                            |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Courtyard, Electric Grill |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Wood Frame                  |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | October 16th, 2025    |
| Days on Market | 2                     |
| Zoning         | Visitor Accommodation |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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