

**114, 300 Palliser Lane
Canmore, Alberta**

MLS # A2223440



\$635,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Insulated, Parkade, Secured, Stall, Titled, Underground, V		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Natural Gas, Radiant	Water:	Public
Floors:	Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC-04(Z)2009
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

An amazing "starter" opportunity. Combining a generously designed floor plan, a natural outlook to trees & mountains, great in-building amenities and rare affordability in a challenging market, this 2 bed, 2 bath, 881 sq / ft ground floor apartment in the well managed Palliser condominium is a great opportunity to "grab a rung" on the Canmore property ladder. On entry, the sense of space is apparent, where large principal rooms with radiant in-floor heat, plentiful storage opportunities & a restful patio creates a very livable home or "home away". Carefully maintained by a long-time owner, the buyer will find that there's little to do, save for bringing their personal touches & individual flair. New paint, lighting, upgraded appliances & blinds allow this property to become "home" from the first day of ownership. The Palliser complex is centrally located close to trails, a dog park & a short walk to Main St. Underground titled parking & assigned storage, a fitness facility, well kept common spaces & solid management come together with a lovely living unit, ensuring long lasting enjoyment & a safe investment.