

**207, 121 Kananaskis Way  
Canmore, Alberta**

**MLS # A2244015**



**\$997,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bow Valley Trail                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 1,092 sq.ft.                       | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Covered, Stall  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                               |                   |                  |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                       | <b>Water:</b>     | -                |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                           | <b>Sewer:</b>     | -                |
| <b>Roof:</b>       | Asphalt Shingle                                                                                               | <b>Condo Fee:</b> | \$ 868           |
| <b>Basement:</b>   | -                                                                                                             | <b>LLD:</b>       | -                |
| <b>Exterior:</b>   | Composite Siding                                                                                              | <b>Zoning:</b>    | R5 - HOTEL CONDO |
| <b>Foundation:</b> | -                                                                                                             | <b>Utilities:</b> | -                |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |                   |                  |

**Inclusions:** All furnishings, smallwares, kitchen items, linens, artwork, electronics, etc. Fully Furnished Unit

This prime 2storey TOP FLOOR unit in Fire Mountain Lodge offers one of the best investment opportunities in Canmore! As the only unit in the complex with a 3rd-floor view deck, you'll enjoy unlimited sunshine & panoramic mountain views from your own private escape. A 2nd oversized main-level patio—complete with covered privacy & gas BBQ hookup—is perfect for relaxing or entertaining. Zoned for short term rentals and perfect for AirBnB or VRBO, this turn-key property comes fully furnished, allowing you to start generating revenue on day one. The open-concept layout features a walkthrough kitchen with eating bar, a spacious living/dining area with a gas fireplace, and newly updated air conditioning. Along with the pull-out sofa, enjoy two spacious king bedrooms, comfortably sleeping six guests. Located just steps from downtown Canmore, you're within easy walking distance to local coffee shops, brunch spots, restaurants, and boutiques. Surrounded by walking trails and just minutes from the Legacy Trail, for a scenic bike ride into Banff! Owners and guests also enjoy access to the private fitness centre and outdoor hot tub, with secure outdoor storage. Don't miss this rare opportunity to own a high-performing short-term rental in one of Canmore's most walkable and desirable locations!