

\$948,000 - 109, 140 Kananaskis Way, Canmore

MLS® #A2238040

\$948,000

2 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Welcome to Mystic Springs â€“ your mountain escape and income generator all in one! This 2 bed 2 bath, beautifully refreshed two-story condo is fully turnkey and ready to enjoy or rent immediately upon possession. Boasting stunning views, unbeatable walkability to downtown, and direct access to the mountains, this location truly offers the best of Canmore. And hereâ€™s the showstopper: the year-round heated outdoor pool and hot tub just underwent a \$400,000 upgrade â€“ brand new pumps, heaters, and stunning tile work. Even better? This ground floor unit is the closest one to the pool. Step out your door and youâ€™re there. Inside, enjoy a clean and bright living space, (non smoking and no pets in this one), in-suite ski storage, and unbeatable convenience â€“ including laundry access just around the corner. Whether you're skiing, hiking, or relaxing, this is your perfect basecamp. A proven performer on the short-term rental market, this unit delivers strong returns and consistent bookings. Use it for your own adventures, then let it work for you when youâ€™re away.

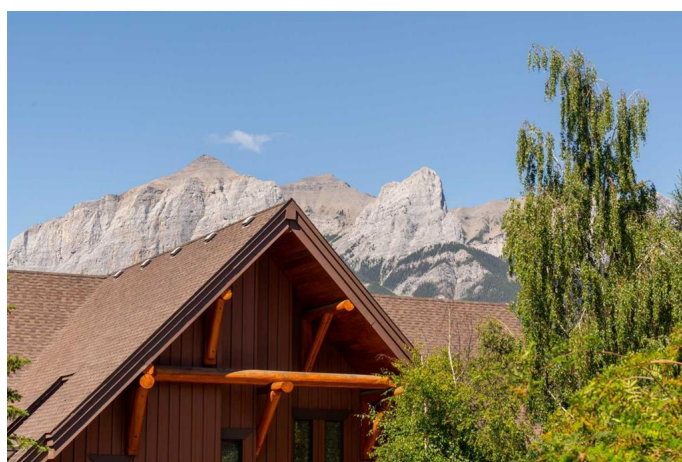
Act fast â€“ opportunities like this in Canmore donâ€™t last! PLEASE NOTE* LIST PRICE IS PLUS APPLICABLE GST*

Built in 2003

Essential Information

MLS® #

A2238040



Price	\$948,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	109, 140 Kananaskis Way
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2X2

Amenities

Amenities	Parking, Laundry, Outdoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Brick, Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	1
Zoning	visitor

Listing Details

Listing Office	Onyx Realty Ltd.
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