

# **\$495,000 - 103, 104 Kananaskis Way, Canmore**

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MLS® #A2193696

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Prime Commercial Space in Alpine Meadows  
â€“ Centrally Located with Titled Underground  
Parking



This versatile 890 sq. ft. commercial unit in Alpine Meadows offers an excellent opportunity for businesses seeking a prime location in Canmore. Centrally situated just off Bow Valley Trail, this space is zoned BVT-G (Bow Valley Trail General Commercial District), allowing for a variety of permitted uses, including retail, office, professional services, medical clinics, personal service businesses, and more.

Currently vacant and move-in ready, the unit features a finished open-plan layout with laminate flooring, track lighting, and a private washroom. It also includes one titled underground parking stall and benefits from ample surface and street parking for customers and clients.

With a high-visibility location and excellent accessibility, this space is ideal for business owners looking to establish or expand their presence in Canmore. Excerpts from the Land Use Bylaw and condominium plan are available upon request.

Built in 2007

## **Essential Information**

MLS® #	A2193696
Price	\$495,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	103, 104 Kananaskis Way
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2X2

### Additional Information

Date Listed	February 10th, 2025
Days on Market	165
Zoning	BVT-G

### Listing Details

Listing Office	RE/MAX Alpine Realty
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