

# \$635,000 - 114, 300 Palliser Lane, Canmore

MLS® #A2223440

**\$635,000**

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

NONE, Canmore, Alberta

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.

Built in 2009

## Essential Information

MLS® # A2223440

Price \$635,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	114, 300 Palliser Lane
Subdivision	NONE
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0H5

### **Amenities**

Amenities	Elevator(s), Fitness Center, Secured Parking, Visitor Parking, Workshop
Parking Spaces	1
Parking	Concrete Driveway, Insulated, Parkade, Secured, Stall, Titled, Underground, Workshop in Garage
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Lighting, Rain Gutters
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	4
Zoning	DC-04(Z)2009

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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