

\$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	9
Zoning	DC-04(Z)2009

Listing Details

Listing Office	RE/MAX Alpine Realty
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.