



**GRASSROOTS**  
REALTY GROUP

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313, 1151 Sidney Street  
Canmore, Alberta

MLS # A2243420



**\$39,945**

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant
Floors:	Hardwood, Slate
Roof:	-
Basement:	-
Exterior:	Concrete, Wood Frame
Foundation:	-
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	\$ 670
LLD:	-
Zoning:	BVT-C
Utilities:	-

**Inclusions:** Everything in the unit

Own your slice of the mountains with this 4-week fractional share in Sunset Resorts, located just minutes from downtown Canmore. This listing is for four floating weeks in the non-peak season, giving you flexibility to choose your time each year while avoiding the crowds. This spacious and stylish 2-bedroom, 2-bathroom suite is ideal for relaxing mountain escapes. With modern finishes including quartz countertops, in-suite laundry and a cozy fireplace, you'll feel right at home. Enjoy the large west-facing balcony with panoramic mountain views which is accessible from both the living area and the primary bedroom. Owners enjoy exclusive access to shared amenities such as a fire pit, games room and full privileges at the adjacent resort: indoor pool with waterslide, hot tubs, fitness center and The Grande Kitchen & Bar. Use your weeks, lend them to family or friends, or take advantage of exchange options with thousands of resorts worldwide. However you use it, this is an affordable way to enjoy Canmore's charm, beauty and adventure year after year.