



GRASSROOTS
REALTY GROUP

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**306, 1151 Sidney Street
Canmore, Alberta**

MLS # A2264064



\$72,900

Division: Bow Valley Trail

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 909 sq.ft. **Age:** 2001 (25 yrs old)

Beds: 3 **Baths:** 1

Garage: Parkade

Lot Size: 0.02 Acre

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 1,750

LLD: -

Zoning: BVT

Utilities: -

Heating: Forced Air, Natural Gas **Water:** -
Floors: Laminate, Tile **Sewer:** -
Roof: Asphalt **Condo Fee:** \$ 1,750
Basement: - **LLD:** -
Exterior: Concrete, Wood Frame, Wood Siding **Zoning:** BVT
Foundation: - **Utilities:** -
Features: Granite Counters, Kitchen Island, Open Floorplan, Recreation Facilities

Inclusions: n/a

Own your piece of the Rockies with this 7-week fractional ownership at the Sunset Resort, Rotation H. This south-facing 2-bedroom, 1-bathroom condo offers panoramic mountain views from a private balcony, perfect for morning coffee or après-adventure relaxation. Tastefully renovated with quartz countertops, upgraded flooring, stainless steel appliances, and modern furnishings, it blends mountain charm with contemporary style. Enjoy 3 peak weeks and 4 floating weeks annually, plus access to the Paradise Resort Club with a water park and indoor-outdoor hot tubs. Whether hiking, skiing, or simply unwinding, this is the perfect mountain retreat.