



**326 Rot. EF, 901 Mountain Street
Canmore, Alberta**

MLS # A2269442



\$164,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Bow Valley Trail | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 687 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|--------------------|--|
| Heating: | Boiler, Central, Fireplace Insert, Natural Gas |
| Floors: | Carpet, Slate |
| Roof: | Asphalt Shingle |
| Basement: | - |
| Exterior: | Concrete, Stone, Wood Siding |
| Foundation: | Poured Concrete, Slab |
| Features: | Recreation Facilities, See Remarks |

| | |
|-------------------|----------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 1,029 |
| LLD: | - |
| Zoning: | Tourist |
| Utilities: | - |

Inclusions: This is a turnkey fractional unit including all unit contents.

This 12-week share is a 2 bedroom, 2 bathroom, 3rd floor suite located in the Grande Rockies Resort in the middle of the beautiful Rocky Mountains. Situated just a short walk to downtown, shops, and restaurants, it is arguably the best location in town. Facing one of the most recognizable peaks, Lady Macdonald! Finishings include granite countertops, SS kitchen appliances, and a recently renovated bathroom. This mountain oasis also has in-suite laundry, a private patio with BBQ and patio furniture. The property boasts an indoor swimming pool with water slide, kiddie pool with frog slide and waterfall, indoor/outdoor hot tub, fitness room, and the Grande Kitchen and Bar. As this property is also a part of Paradise Residence Club, owners and guests have access to the complimentary games room, full-service spa, outdoor BBQ area featuring Napoleon grills, and an outdoor gas fire pit located at the adjacent Sunset Resorts Canmore. Owners enjoy the right to occupy their suite, lend it to friends, participate in the established rental program, or trade weeks through Interval's worldwide travel program. This innovative rotation calendar allows for 6 fixed peak demand weeks on a rotating schedule and 6 floating shoulder season weeks giving the most flexibility in the fractional ownership industry. Annual fees cover property taxes, utilities, insurance, and property management.