



**205 Rot. A, 901 Mountain Street
Canmore, Alberta**

MLS # A2280532



\$74,900

Division: Bow Valley Trail

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

Style: Apartment-Single Level Unit

Size: 689 sq.ft. **Age:** 2010 (16 yrs old)

Beds: 2 **Baths:** 2

Garage: Parkade, Secured, Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 505

LLD: -

Zoning: Tourist

Utilities: -

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

Inclusions: Turnkey hotel room; includes all fixtures, furnishings, linens, small wares and electronics

This 6-week fractional ownership opportunity offers a 2 bedroom, 2 bathroom suite located on the second floor of the highly sought-after Grande Rockies Resort in the heart of Canmore. Just a short walk to downtown shops, restaurants, and trails, this location is widely regarded as one of the best in town. The suite features granite countertops, stainless steel kitchen appliances, and in-suite laundry, along with a private patio complete with BBQ and outdoor seating, perfect for enjoying mountain evenings. Thoughtful finishes and a functional layout make this an ideal mountain retreat. Owners enjoy access to exceptional resort amenities, including an indoor swimming pool with waterslide, kiddie pool, indoor and outdoor hot tubs, fitness room, Grande Kitchen & Bar, and banquet facilities. As part of Paradise Residence Club, owners and guests also have access to the games room, outdoor BBQ area with Napoleon grills, and a gas fire pit located at the adjacent Sunset Resorts Canmore. The innovative rotation calendar provides 3 fixed peak-demand weeks on a rotating basis, plus 3 floating shoulder-season weeks, offering exceptional flexibility within the fractional ownership market. Owners may occupy the suite, lend it to friends, or participate in the established rental program. Property taxes, utilities, insurance, and professional property management are included in the annual fees, making this a truly turnkey ownership opportunity. A fantastic way to enjoy Canmore year after year, this one won't last long.