



**GRASSROOTS**  
REALTY GROUP

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**316, 1151 Sidney Street  
Canmore, Alberta**

**MLS # A2291792**



**\$678,800**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Slate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	BVT
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** Fixtures and Furnishing

\*\*\* For more information, please click the "More Information" button. \*\*\* Experience luxury living in this beautifully furnished 2-bedroom, 2-bathroom suite. Located just minutes from downtown's vibrant shops and restaurants, it boasts one of the best locations in town. High-end finishes include granite countertops, brand-new stainless steel kitchen appliances, custom solid wood furniture, and new flat-screen TVs. This mountain retreat also offers in-suite laundry, a balcony with stunning Rocky Mountain views, and a BBQ area. As part of the existing management agreement, the property includes access to a complimentary games room, a full-service spa, an outdoor BBQ area with premium Napoleon grills, and a cozy gas fire pit. Owners enjoy the flexibility to occupy their suite, exchange it through Interval International for access to over 3,500 properties worldwide, or participate in the established rental program. Don't miss out on this exceptional opportunity to own a piece of paradise!