



GRASSROOTS
REALTY GROUP

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313, 1151 Sidney Street
Canmore, Alberta

MLS # A2133391



\$43,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Bow Valley Trail | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 828 sq.ft. | Age: | 2001 (23 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: | \$ 650 |
| LLD: | - |
| Zoning: | BVT-C |
| Utilities: | - |

Inclusions: Furniture and all furnishings

OWN A 4-WEEK SHARE of this beautiful 2-bedroom, 2-bathroom fractional ownership property in Canmore. ENJOY 4 FLOATING WEEKS EACH YEAR, perfect for relaxing getaways during the off-peak season. This property features modern amenities, including quartz countertops, in-suite laundry and a large balcony with a BBQ. The spacious living room is perfect for entertaining or unwinding. Cozy up by the fireplace and take in the unobstructed mountain views. Guests can take advantage of amenities, including an outdoor fire pit area as well as a games room. Additionally, while staying here you have access to the facilities at the neighboring resort, which features an indoor pool with a waterslide, indoor and outdoor hot tubs, gym facilities and The Grande Kitchen and Bar. Owners have the right to occupy their suite, lend it to friends or exchange with over 3,500 properties worldwide. This fractional ownership provides a titled 4/52 share, offering equity growth and potential value appreciation. Enjoy flexible usage with the ability to trade weeks globally, allowing you to experience different destinations. This property is located in the heart of Canmore, within walking distance of the downtown core and other local amenities, offering both convenience and a luxurious lifestyle. Don't miss out on this opportunity to enjoy Canmore's beauty and activities 4 weeks a year!