



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

205, 1151 Sidney
Canmore, Alberta

MLS # A2138573



\$682,500

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	766 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	BVT-C
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Fully furnished condo zoned for short term rentals. Bright and spacious one bedroom plus den unit ideally situated, short distance to downtown Canmore, the Bow River and many popular walking trails. The open concept space includes a kitchen, dining and living area accented with a cozy fireplace. The primary bedroom offers an ensuite complete with a soaker tub and shower. A den, which can be utilized as another bedroom and another full bath along with an in suite washer and dryer complete the space. Large windows capture the magnificent mountain views. The building has a secure entrance, elevator access and heated underground parking. The property comes with all furnishings and housewares and is ideal as mountain getaway or can remain in the rental pool to generate income. GST is included in list price, consult your accountant for deferral options.