



**313, 1151 Sidney Street  
Canmore, Alberta**

**MLS # A2147294**



**\$69,995**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Gazebo, Landscaped, Treed, Views		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Slate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 750
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Stucco, Wood Siding	<b>Zoning:</b>	BVT-G20
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

For additional information, please click on Brochure button below. Own a 6 week share of this recently renovated and beautifully furnished 2-bedroom 2 bathroom suite. Situated just a few minutes walk from downtown shops and restaurants, it is arguably the best location in town. Facing down the valley towards Banff, the 180-degree views are breathtaking! Finishings include granite counter tops, all new SS kitchen appliances, silgranite kitchen sink and custom made solid wood furniture and new TV's. This mountain oasis also has in suite laundry, a balcony facing Cascade Mountain with BBQ and patio furniture. The property has a complimentary games room, full-service spa, outdoor BBQ area featuring Napoleon grills, and an outdoor gas fire pit. As part of Paradise Residence Club, you'll have access to the indoor waterpark, indoor/outdoor hot tubs and fitness facility located at the adjacent property. Owners enjoy the right to occupy their suite, lend it to friends, exchange it through Interval International to more than 3500 properties globally or participate in the established rental program. The innovative rotation calendar allows for fixed peak demand weeks and floating shoulder season weeks giving the most flexibility in the fractional ownership industry. Don't miss out on this must-see property!