



**205, 1151 Sidney  
Canmore, Alberta**

**MLS # A2174550**



**\$682,500**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	766 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 636
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	BVT-C
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** all furnishings, housewares, electronics

Fully furnished condo zoned for short term rentals. Bright and spacious two bedroom 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. 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 be rented short term to generate income. GST is included in list price, consult your accountant for deferral options.