



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

**MLS # A2186066**



**\$39,995**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	BVT-C
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Furniture and all furnishings

A 4-WEEK SHARE in Sunset Resorts is calling your name! Experience the ultimate Canmore lifestyle with this beautiful 2-bedroom, 2-bathroom fractional ownership property offering 4 FLOATING WEEKS EACH YEAR. Perfect for rejuvenating getaways, this property combines comfort, convenience and breathtaking views. It features modern amenities such as quartz countertops, in-suite laundry and a cozy fireplace to unwind after a day of adventure. The west-facing balcony, one of the largest in the complex, is accessible from both the living room and primary bedroom and offers incredible mountain views. Owners have access to an outdoor fire pit area, a games room and the neighboring resort's facilities, which include an indoor pool with a waterslide, an indoor and outdoor hot tub, gym facilities and The Grande Kitchen and Bar. Owners can occupy the suite, lend it to friends or exchange it with over 3,500 properties worldwide, offering flexible and exciting travel opportunities. Located in the heart of Canmore, within walking distance of downtown, local shops and restaurants, this property is a perfect homebase for enjoying Canmore's stunning scenery and vibrant lifestyle. Don't miss this opportunity to enjoy Canmore's beauty 4 weeks a year! (This property can't be listed on Airbnb)