



**GRASSROOTS**  
REALTY GROUP

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**313A/F, 1151 Sidney  
Canmore, Alberta**

**MLS # A2198668**



**\$100,372**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<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>	Breakfast Bar		

**Inclusions:** All furnishings in the area for a quarter share

Experience the beauty of Canmore and the Rocky Mountains with this quarter-share (12-week) usage of a bright 2-bedroom, 2-bathroom, 3rd-floor view unit. Enjoy breathtaking mountain vistas and natural light. This unit features rotations A and F, plus 6 additional floating weeks, allowing for year-round enjoyment of Bow Valley's diverse mountain activities across all seasons. The unit boasts an open layout with a spacious west-facing deck, ideal for family gatherings or entertaining friends. Additional highlights include air conditioning, a corner gas fireplace, granite countertops, stainless steel appliances, and underground parking. Conveniently located, it is just a short walk to downtown and the town's pathway system. For more details on the quarter share, please click the brochure icon.