

# \$39,995 - 313, 1151 Sidney Street, Canmore

MLS® #A2186066

**\$39,995**

2 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

This 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)

Built in 2001

## Essential Information



MLS® #	A2186066
Price	\$39,995
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	313, 1151 Sidney Street
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W3G1

### Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Spa/Hot Tub, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, Barbecue
-------------------	-------------------

Construction      Concrete, Wood Frame

### **Additional Information**

Date Listed      January 9th, 2025

Days on Market      164

Zoning      BVT-C

### **Listing Details**

Listing Office      GRASSROOTS REALTY GROUP

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.