

204, 1151 Sidney Street  
Canmore, Alberta

MLS # A2264059



## \$62,500

<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>	812 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	BVT
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Quartz Counters, Recreation Facilities		

**Inclusions:** N/A

Embrace mountain living with 6-week (Rotation G) fractional ownership at the Sunset Resort in Canmore. This south-facing 2-bedroom, 2-bathroom condo has been tastefully renovated with quartz countertops, updated flooring, stainless steel appliances, and cozy, stylish furnishings that make it feel like home the moment you walk in. Enjoy 3 peak weeks and 3 floating weeks each year, giving you plenty of flexibility to enjoy everything the Rockies have to offer. Ownership also includes access to the neighboring Paradise Resort Club, complete with a family-friendly water park and relaxing indoor-outdoor hot tubs. Whether you're here to hike, ski, or just slow down and breathe in the mountain air, this is the perfect home base for your adventures.