

306, 1151 Sidney Street  
Canmore, Alberta

MLS # A2264064



**\$72,900**

**Division:** Bow Valley Trail

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 909 sq.ft. **Age:** 2001 (25 yrs old)

**Beds:** 3 **Baths:** 1

**Garage:** Parkade

**Lot Size:** 0.02 Acre

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,750

**LLD:** -

**Zoning:** BVT

**Utilities:** -

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding
<b>Foundation:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Recreation Facilities

**Inclusions:** n/a

Own your piece of the Rockies with this 7-week fractional ownership at the Sunset Resort, Rotation H. This south-facing 2-bedroom, 1-bathroom condo offers panoramic mountain views from a private balcony, perfect for morning coffee or a-s-adventure relaxation. Tastefully renovated with quartz countertops, upgraded flooring, stainless steel appliances, and modern furnishings, it blends mountain charm with contemporary style. Enjoy 3 peak weeks and 4 floating weeks annually, plus access to the Paradise Resort Club with a water park and indoor-outdoor hot tubs. Whether hiking, skiing, or simply unwinding, this is the perfect mountain retreat.