

205 Rot. A, 901 Mountain Street  
Canmore, Alberta

MLS # A2280532



**\$74,900**

<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>	689 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Central, Fireplace Insert, Natural Gas

**Floors:** Carpet, Slate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Concrete, Stone, Wood Siding

**Foundation:** Poured Concrete, Slab

**Features:** Recreation Facilities, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 505

**LLD:** -

**Zoning:** Tourist

**Utilities:** -

**Inclusions:** Turnkey hotel room; includes all fixtures, furnishings, linens, small wares and electronics

This 6-week fractional ownership opportunity offers a 2 bedroom, 2 bathroom suite located on the second floor of the highly sought-after Grande Rockies Resort in the heart of Canmore. Just a short walk to downtown shops, restaurants, and trails, this location is widely regarded as one of the best in town. The suite features granite countertops, stainless steel kitchen appliances, and in-suite laundry, along with a private patio complete with BBQ and outdoor seating, perfect for enjoying mountain evenings. Thoughtful finishes and a functional layout make this an ideal mountain retreat. Owners enjoy access to exceptional resort amenities, including an indoor swimming pool with waterslide, kiddie pool, indoor and outdoor hot tubs, fitness room, Grande Kitchen & Bar, and banquet facilities. As part of Paradise Residence Club, owners and guests also have access to the games room, outdoor BBQ area with Napoleon grills, and a gas fire pit located at the adjacent Sunset Resorts Canmore. The innovative rotation calendar provides 3 fixed peak-demand weeks on a rotating basis, plus 3 floating shoulder-season weeks, offering exceptional flexibility within the fractional ownership market. Owners may occupy the suite, lend it to friends, or participate in the established rental program. Property taxes, utilities, insurance, and professional property management are included in the annual fees, making this a truly turnkey ownership opportunity. A fantastic way to enjoy Canmore year after year, this one won't last long.