



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

316, 1151 Sidney Street
Canmore, Alberta

MLS # A2344735



\$780,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, On Golf Course		

Heating:	Baseboard, Fireplace(s), Natural Gas
Floors:	Slate, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 615
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: Fixtures and Furnishing

For more information, please click the "More Information" button. Experience luxury living in this beautifully furnished 2-bedroom, 2-bathroom suite. Located just minutes from downtown, vibrant shops and restaurants, it boasts one of the best locations in town. High-end finishes include granite countertops, brand-new stainless steel kitchen appliances. This mountain retreat also offers in-suite laundry, a balcony with stunning Rocky Mountain views, and a BBQ area. As part of the existing management agreement, the property includes access to a complimentary games room, a full-service spa, an outdoor BBQ area with premium Napoleon grills, and a cozy gas fire pit. Owners enjoy the flexibility to occupy their suite, exchange it through Interval International for access to over 3,500 properties worldwide, or participate in the established rental program. Don't miss out on this exceptional opportunity to own a piece of paradise!