

# \$39,945 - 313, 1151 Sidney Street, Canmore

MLS® #A2243420

**\$39,945**

2 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Own your slice of the mountains with this 4-week fractional share in Sunset Resorts, located just minutes from downtown Canmore. This listing is for four floating weeks in the non-peak season, giving you flexibility to choose your time each year while avoiding the crowds.

This spacious and stylish 2-bedroom, 2-bathroom suite is ideal for relaxing mountain escapes. With modern finishes including quartz countertops, in-suite laundry and a cozy fireplace, you'll feel right at home. Enjoy the large west-facing balcony with panoramic mountain views which is accessible from both the living area and the primary bedroom.

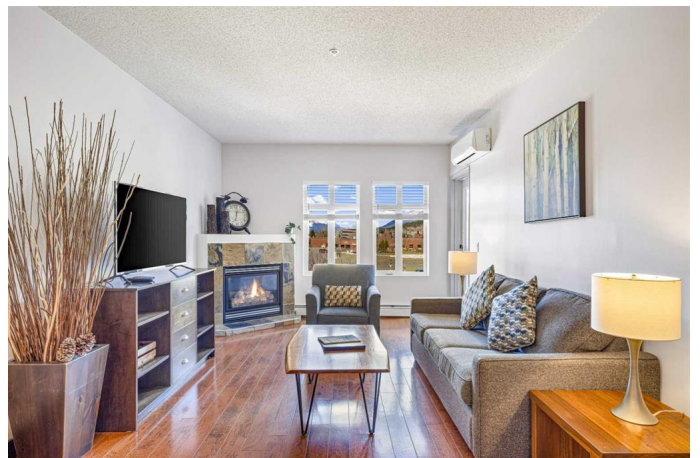
Owners enjoy exclusive access to shared amenities such as a fire pit, games room and full privileges at the adjacent resort: indoor pool with waterslide, hot tubs, fitness center and The Grande Kitchen & Bar. Use your weeks, lend them to family or friends, or take advantage of exchange options with thousands of resorts worldwide. However you use it, this is an affordable way to enjoy Canmore's charm, beauty and adventure year after year.

Built in 2001

## Essential Information

MLS® #

A2243420



|                |                   |
|----------------|-------------------|
| Price          | \$39,945          |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 828               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| 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    | July 26th, 2025 |
| Days on Market | 40              |
| Zoning         | BVT-C           |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | GRASSROOTS REALTY GROUP |
|----------------|-------------------------|

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