

# \$35,900 - 313, 1151 Sidney Street, Canmore

MLS® #A2243420

**\$35,900**

2 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

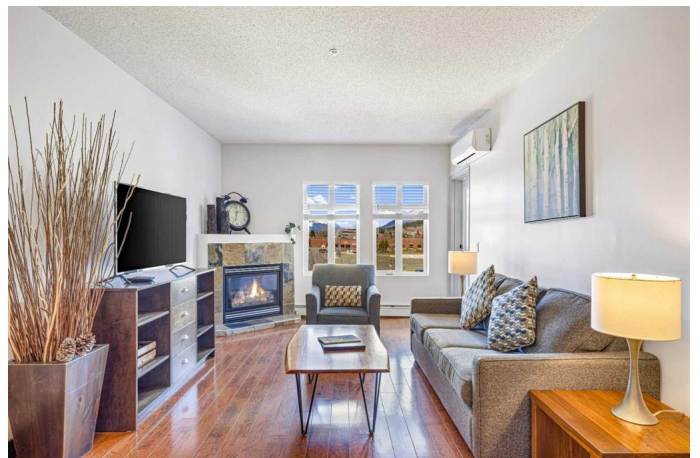
Experience the magic of the mountains without the full-time commitment. This 4-week fractional ownership at Sunset Resorts offers the perfect blend of flexibility, comfort, and value. Just minutes from downtown Canmore this bright 2-bedroom, 2-bathroom suite is the perfect base for your Rocky Mountain getaways. It features modern finishes, in-suite laundry, a cozy fireplace, and a large west-facing balcony with stunning mountain views. With four floating weeks in the non-peak season, you get the freedom to choose your stays each year, avoiding the busiest times while still enjoying everything Canmore has to offer. Owners also have exclusive access to fantastic amenities, including a fire pit, games room, and full use of the resort next door with its indoor pool and waterslide, hot tub, fitness center, and The Grande Kitchen & Bar. One of the best parts....none of the 2025 weeks have been used yet. They can be booked this year or carried forward for up to two years, giving you the potential for up to eight weeks of mountain time next year. A wonderful bonus for the new owner.

Built in 2001

## Essential Information

MLS® # A2243420

Price \$35,900



|                |                   |
|----------------|-------------------|
| 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 | 101             |
| Zoning         | BVT-C           |

**Listing Details**

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

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