

216, 1151 Sidney Street  
Canmore, Alberta

MLS # A2249982



\$649,900

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Stone, Stucco, Wood Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 913

LLD: -

Zoning: BVT-C

Utilities: -

**Inclusions:** All furnishings, housewares, electronics, small kitchen appliances, the unit is turn key everything that you see in the listing photos is included.

Turn-Key Short-Term Rental Condo. This bright and spacious two-bedroom, one-bathroom condo offers the perfect blend of comfort, convenience, and investment potential. Fully furnished and zoned for short-term rentals, it's move-in ready as a mountain retreat or can be rented to generate immediate income. The open-concept kitchen, dining, and living area is centered around a cozy fireplace, creating a welcoming space to relax or entertain. The primary bedroom features a bright window and generous closet space, while the second bedroom and full bath provide plenty of room for family or guests. Large windows throughout the home bring in natural light. Additional highlights include in-suite laundry, a secure building with elevator access, and 3 heated titled underground parking stalls. Just a short walk to downtown Canmore, the Bow River, and popular trails, this condo is ideally situated to enjoy the very best of mountain living. Don't miss this unique opportunity to own 3 additional titled parking stalls.