

**313, 1151 Sidney Street  
Canmore, Alberta****MLS # A2277692****\$35,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>     | 828 sq.ft.                         | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                      |
|--------------------|----------------------|
| <b>Heating:</b>    | Radiant              |
| <b>Floors:</b>     | Hardwood, Slate      |
| <b>Roof:</b>       | -                    |
| <b>Basement:</b>   | -                    |
| <b>Exterior:</b>   | Concrete, Wood Frame |
| <b>Foundation:</b> | -                    |
| <b>Features:</b>   | Breakfast Bar        |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 704 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | BVT-C  |
| <b>Utilities:</b> | -      |

**Inclusions:** Everything in the unit

Experience the beauty of mountain living without the responsibility of full-time commitment. This four-week fractional ownership at Sunset Resorts delivers an ideal combination of flexibility, comfort, and value. Located just minutes from downtown Canmore, this bright two-bedroom, two-bathroom suite provides an excellent home base for Rocky Mountain escapes. The unit offers modern finishes, in-suite laundry, a cozy fireplace, and a spacious west-facing balcony showcasing breathtaking mountain views. Ownership includes four floating weeks during the non-peak season, allowing you to select your preferred stays each year while steering clear of the busiest times, yet still enjoying all that Canmore has to offer. Owners enjoy exclusive access to excellent amenities, including a fire pit, and games room. A standout advantage is that none of the 2025 weeks have been used. These weeks may be booked this year (2026) or carried forward for up to two years, creating the opportunity for as many as eight weeks of mountain enjoyment next year—a fantastic bonus for the new owner.