

# \$179,995 - 326, 901 Mountain Street, Canmore

MLS® #A2093669

## \$179,995

2 Bedroom, 2.00 Bathroom, 750 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

For additional information, please click on Brochure button below.

This 12 week share is a 2 bedroom 2 bathroom 3rd floor suite is located in the Grande Rockies Resort in the middle of beautiful Rocky Mountains. Situated just a few minutes walk from downtown shops and restaurants, it is arguably the best location in town. Facing one of the most recognizable peaks, Lady Macdonald! Finishings include granite counter tops, SS kitchen appliances, and a recently renovated bathroom. This mountain oasis also has in-suite laundry, a private patio with BBQ and patio furniture. The property boasts an indoor swimming pool with water slide, kiddie pool with frog slide and waterfall, indoor/outdoor hot tubs, fitness room, the Grande Kitchen and Bar and a banquet facility. As this property is also a part of Paradise Residence Club, owners and guests have access to the complimentary games room, full-service spa, outdoor BBQ area featuring Napoleon grills, and an outdoor gas fire pit located at the adjacent Sunset Resorts Canmore. Owners enjoy the right to occupy their suite, lend it to friends, or participate in the established rental program. The innovative rotation calendar allows for 6 fixed peak demand weeks on a rotating schedule and 6 floating shoulder season weeks giving the most flexibility in the fractional ownership industry. A must-see property! It won't last long. Yearly fee covers property taxes, utilities, insurance, and



property management.

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2093669    |
| Price          | \$179,995   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 750         |
| Acres          | 0.00        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 326, 901 Mountain Street |
| Subdivision | Bow Valley Trail         |
| City        | Canmore                  |
| County      | Bighorn No. 8, M.D. of   |
| Province    | Alberta                  |
| Postal Code | T1W 0C9                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Indoor Pool, Pool, Spa/Hot Tub |
| Parking Spaces | 1   |
| Parking        | Parkade, Stall, Underground                                 |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Chandelier, Granite Counters, Vinyl Windows, No Animal Home, Soaking Tub         |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Range Hood, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| Cooling           | Central Air   |

|                 |                         |
|-----------------|-------------------------|
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| # of Stories    | 4                       |
| Has Basement    | Yes                     |
| Basement        | See Remarks, Unfinished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue, Courtyard, Outdoor Grill                               |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Level, Street Lighting |
| Roof              | Asphalt  |
| Construction      | Composite Siding, Metal Frame, Stone, Stucco                     |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 16th, 2023 |
| Days on Market | 525                 |
| Zoning         | BVT-G20             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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