

316, 1151 Sidney Street
Canmore, Alberta

MLS # A2156172



\$659,900

Division:	Teepee Town		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	904 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	RES
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, See Remarks		

Inclusions: Small appliances, kitchenware, artwork, dishes and linens

Welcome to this charming 2-bedroom, 2-bathroom residential condo in the heart of Canmore, and the majestic Rocky Mountains. Situated just over 1 km from downtown's iconic main street, with trails in every direction (Kananaskis/Banff/Lake Louise), this property offers both serenity and convenience. Inside, you'll find a functional layout perfect for comfortable living and entertaining. Being a well-maintained unit, the flooring has been updated to luxury vinyl plank throughout all living spaces, complementing the slate flooring in the kitchen and bathrooms. The paint has been touched up recently, and the property is in excellent condition. The upgraded kitchen features modern stainless steel appliances, timeless granite countertops, ample storage space, and a breakfast bar for up to 3. The bright living room is comfortable and spacious, boasting a cozy gas fireplace to keep you warm in the winter, and A/C to keep you cool in the summer. The bedrooms are bright, with the main bedroom having French doors to the balcony. The Panorama Plaza complex includes a games room, built-in BBQ area, and a large communal gas fire pit. It's also perfect for those seeking a turnkey package, as **the purchase includes furniture, small appliances, kitchenware, bedding, and more**. All of these amenities roll up into a perfect mountain living package. Whether you're seeking a new place to call home, a personal getaway, or investment property, this condo is a must-see!