

\$649,000 - 302, 1151 Sidney Street, Canmore

MLS® #A2220487

\$649,000

2 Bedroom, 1.00 Bathroom, 855 sqft

Residential on 0.02 Acres

Bow Valley Trail, Canmore, Alberta

****Sun-Soaked Corner Unit with Stunning Mountain Views** 302, 1151 Sidney Street
Offered by the original owners, this beautifully maintained 2-bedroom, 1-bathroom condo delivers unbeatable natural light, 9-foot ceilings, and gorgeous mountain views from nearly every window.

Step onto your massive 266 sq ft wraparound deck and take in an incredible panoramic view—from Grotto, across the Three Sisters and Ha Ling, to Rundle and all the way to Cascade. This outdoor space is truly one of the best in the building.

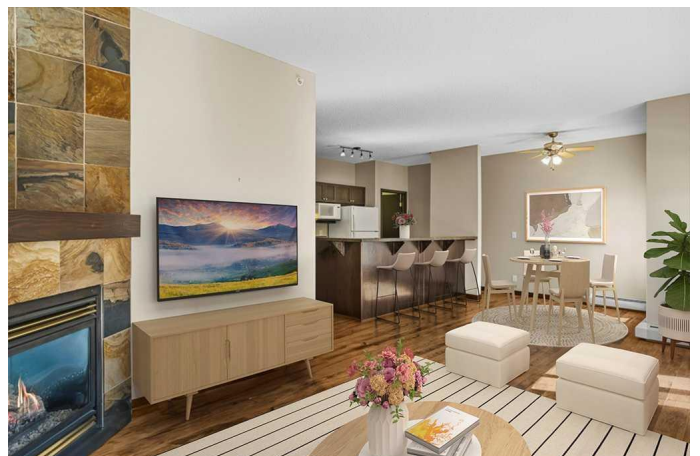
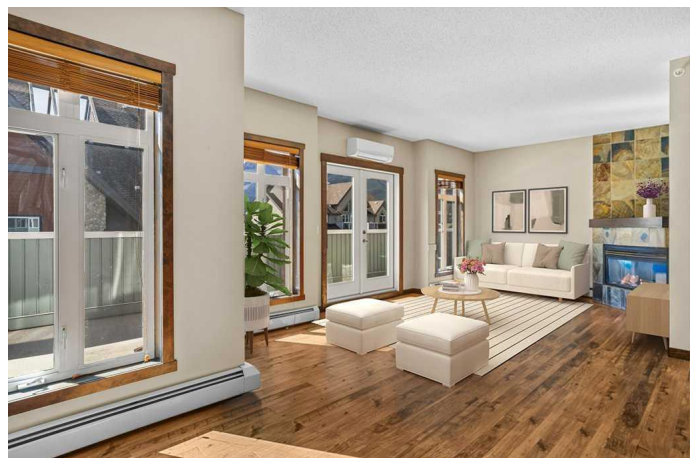
Inside, you'll find hardwood floors, a cozy gas fireplace, in-suite laundry, a large walk-in closet in the second bedroom, and a generous kitchen pantry. The smart layout and abundance of windows make the home feel bright, open, and inviting.

Interior RMS measurement is 855 sq ft. For buyers familiar with exterior-based sizing standards, the equivalent exterior measurement is 926 sq ft (per current RMS methodology).

The building's central location puts you steps from downtown, the river, and all the amenities Canmore has to offer. Also included are Titled underground parking and bike storage.

*****this home is NOT zoned for short term rentals*****

This is one of those homes that just feels good. Come see for yourself.



Built in 2001

Essential Information

MLS® #	A2220487
Price	\$649,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	855
Acres	0.02
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	302, 1151 Sidney Street
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W3G1

Amenities

Amenities	Visitor Parking, Parking
Parking Spaces	1
Parking	Parkade, Titled

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Hot Water, Natural Gas, Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Stucco

Additional Information

Date Listed	July 29th, 2025
Days on Market	38
Zoning	BVT

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.