

\$3,399,000 - 905 Bridge Road, Canmore

MLS® #A2250489

\$3,399,000

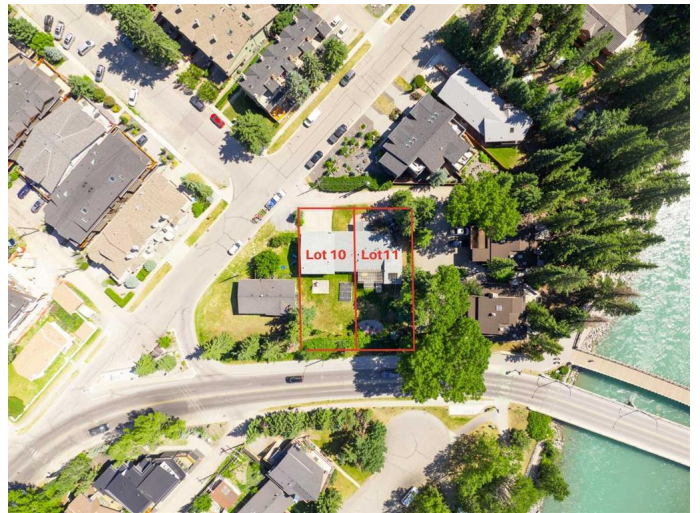
5 Bedroom, 4.00 Bathroom, 2,425 sqft
Residential on 0.28 Acres

South Canmore, Canmore, Alberta

Prime South Canmore Multi-Family
Redevelopment Land -- An exceptional
opportunity to acquire one of South
Canmore's most compelling
redevelopment sites. 905 Bridge Road offers
approximately 12,000 square feet across two
contiguous lots, ideally located within the
newly approved Connect Downtown Area
Redevelopment Plan (ARP).

The property is designated Residential (up to 3
Storeys) with the ability to unlock additional
height and density through the ARP's
bonusing framework. This policy clarity
provides developers with a straightforward
path to approvals and removes the uncertainty
previously associated with Direct Control
rezonings. The site is ideally suited for
multi-family formats such as townhomes,
stacked townhomes, or a boutique apartment
building. By leveraging affordable housing
contributions or enhanced sustainability
measures, developers may achieve higher
density and increased unit yield.

Location is this site's greatest strength.
Just steps from the Bow River and Riverside
Park, and only a short walk to Canmore's
vibrant Main Street, future residents will enjoy
the valley's best combination of
walkability, mountain views, and lifestyle
amenities. South Canmore continues to be
one of the most in-demand neighborhoods for
buyers who value connectivity, recreation, and



convenience, creating strong absorption and pricing power for new product.

With its scale, premier location, and supportive planning framework, 905 Bridge Road represents a rare chance for developers to deliver a signature multi-family project in the heart of Canmore’s most desirable neighborhood.

Built in 1991

Essential Information

MLS® #	A2250489
Price	\$3,399,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,425
Acres	0.28
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	905 Bridge Road
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2E5

Amenities

Parking Spaces	235273
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Count
Appliances	Dishwasher, Microwave, F Range, Gas Oven
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Subdivided
Roof	Asphalt Shingle
Construction	Brick, Stone
Foundation	Block

Additional Information

Date Listed	August 21st, 2025
Days on Market	56
Zoning	R2

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

