

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

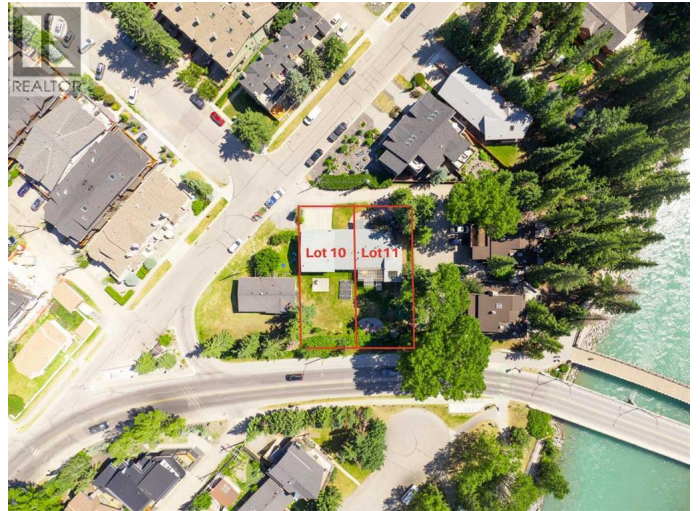
MLS® #A2250489

\$3,399,000

5 Bedroom, 4.00 Bathroom, 2,425 sqft
Single Family 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 Canmoreâ€™s most desirable neighborhood.

(id:6289)

Built in 1991

Essential Information

Listing #	A2250489
Price	\$3,399,000
Bedrooms	5
Bathrooms	4.00
Square Footage	2,425
Acres	0.28
Year Built	1991
Type	Single Family
Sub-Type	Freehold

Community Information

Address	905 Bridge Road
Subdivision	South Canmore
City	Canmore
Province	Alberta
Postal Code	T1W2E5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Gas BBQ Hookup
Parking Spaces	235273
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Oven - gas, Range - Gas, Dishwasher, Microwave, Washer & Dryer
Heating	Natural gas Central heating
Cooling	None

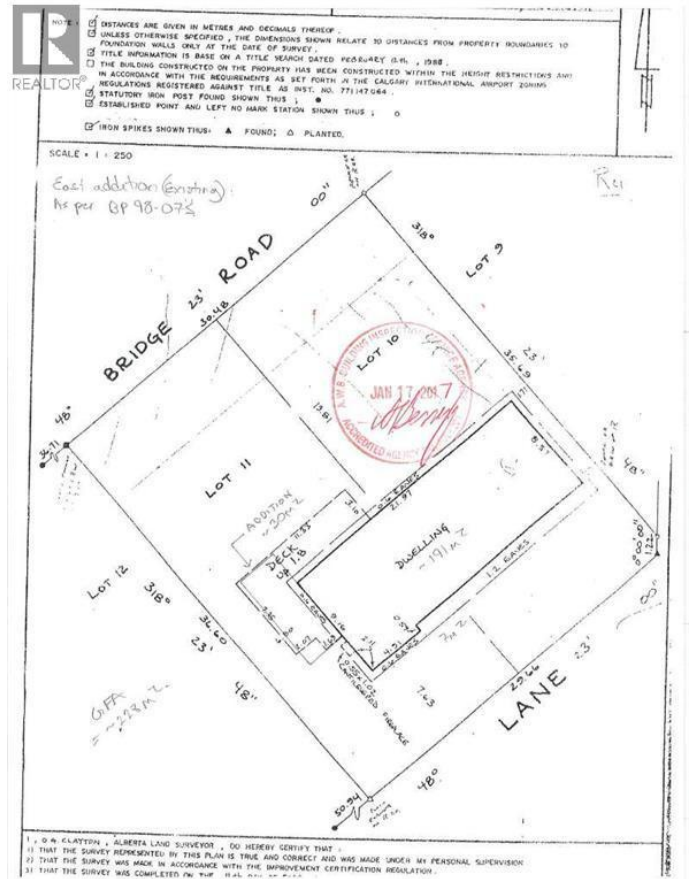
Fireplace Yes
of Fireplaces 2
of Stories 1
Has Basement Yes

Exterior

Exterior Brick, Stone
Foundation Block

Listing Details

Listing Office MaxWell Capital Realty



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