

\$3,249,000 - 905 Bridge Road, Canmore

MLS® #A2250489

\$3,249,000

5 Bedroom, 4.00 Bathroom, 2,425 sqft

Residential on 0.28 Acres

South Canmore, Canmore, Alberta

Prime South Canmore Redevelopment Site
â€” Two R2 Lots with Multi-Family Potential

A rare opportunity to acquire one of South Canmoreâ€™s most desirable redevelopment parcels. 905 Bridge Road spans approximately 12,000 sq. ft. across two contiguous R2 lots, ideally located within the newly approved Connect Downtown Area Redevelopment Plan (ARP).

Under current zoning, the site supports two large, high-end duplexes, while the Connect Downtown ARP provides a framework to explore increased density and height through bonusing, opening the door to as many as five luxury townhomes. The accompanying concept renderings showcase the siteâ€™s remarkable potentialâ€”modern alpine residences oriented to capture panoramic mountain views, sunrise and sunset exposures, and expansive rooftop decks overlooking the Bow River.

This location offers the best of South Canmore livingâ€”steps to Riverside Park, the Bow River pathway, and an easy walk to Main Street. The combination of walkability, natural setting, and unobstructed views positions this property among the most compelling infill opportunities in the valley.

With limited large parcels remaining in South Canmore, and projected resale pricing in the



\$2.5M–\$3M+ range per townhome, the development potential at 905 Bridge Road presents a high-margin opportunity for builders and investors seeking to deliver a boutique, design-forward project in Canmore’s most sought-after neighborhood.

Built in 1991

Essential Information

MLS® #	A2250489
Price	\$3,249,000
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 Counters, Kitchen Island, Open Floorplan
Appliances	Built-In Gas Range, Dishwasher, Microwave, Refrigerator,

	Washer/Dryer, Gas Oven
Heating	Natural Gas, Central
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	71
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.