

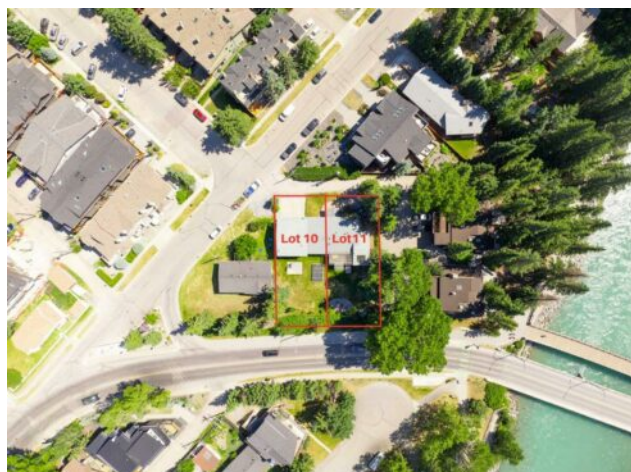


DON'T GAMBLE WITH YOUR HOME.
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905 Bridge Road
Canmore, Alberta

MLS # A2250489



\$3,249,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,425 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Subdivided		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stone	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Prime South Canmore Redevelopment Site – Two R2 Lots with Multi-Family Potential A rare opportunity to acquire one of South Canmore'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 site's remarkable potential—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 living—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.