

# \$3,650,000 - 905 Bridge Road, Canmore

MLS® #A2250489

**\$3,650,000**

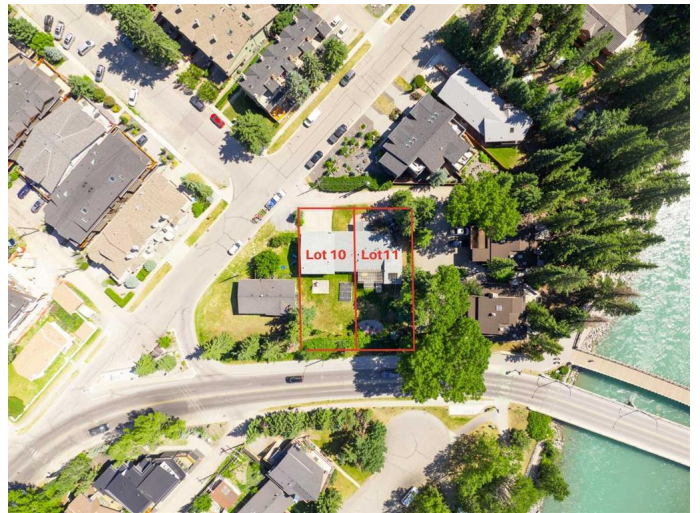
5 Bedroom, 4.00 Bathroom, 2,425 sqft  
Residential on 0.28 Acres

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          | \$3,650,000    |
| 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        | Built-In Gas Range,<br>Washer/Dryer, 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 | 2                 |
| Zoning         | R2                |

Listing Details

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

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