

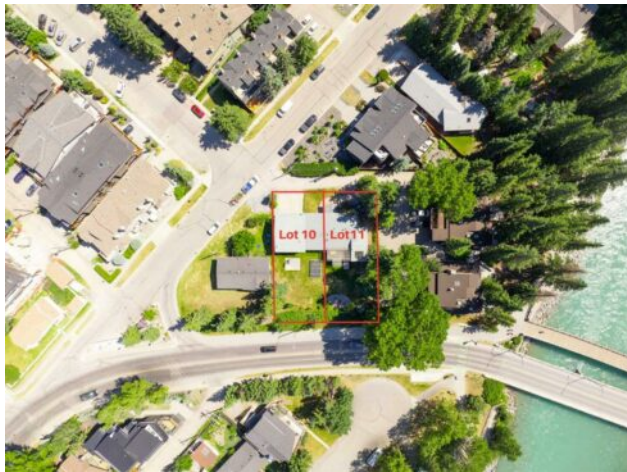


**GRASSROOTS**  
REALTY GROUP

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**905 Bridge Road  
Canmore, Alberta**

**MLS # A2250489**



**\$3,650,000**

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

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

**Inclusions:** N/A

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.