



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**806 12A Street
Canmore, Alberta**

MLS # A2275510



\$2,089,500

Division: Lions Park

Lot Size: 0.23 Acre

Lot Feat: See Remarks

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

Discover a truly one-of-a-kind opportunity in the heart of downtown Canmore - a rare 9,902 sq ft lot with an exceptional 93 feet of frontage on Spring Creek. Enjoy panoramic valley and mountain views, a west-facing rear yard, and a setting that feels both private and connected, with schools and everyday amenities close by. With no building commitment and an expansive 4,600+ sq ft building envelope, you have the flexibility to design a mountain home that matches your vision. The rear of the property borders approximately ~2,600 sq ft of Environmental Reserve, creating a natural buffer before meeting the creek—perfect for those who value space, scenery, and serenity. In winter, step outside and take advantage of easy access to skating and seasonal fun nearby. Lots like this simply don't come around—this is a legacy Canmore offering, and an opportunity that won't be repeated.