



GRASSROOTS
REALTY GROUP

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

**300 & 302 Bow Valley Trail
Canmore, Alberta**

MLS # A2186863



\$24,000,000

Division: Bow Valley Trail

Lot Size: 6.00 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: SBD

Water: -

Sewer: -

Utilities: -

Discover an unparalleled development opportunity in the Town of Canmore, Alberta. This expansive 6 Acre parcel (Lot 4 & Lot 5) featuring unobstructed views of the iconic Three Sisters Mountain Range, offers the ideal canvas for visionary projects. Strategically located within walking distance of Canmore's vibrant town center and surrounded by world-class amenities, this property presents unmatched versatility and appeal. Zoned for the Southern Business District, the site supports a variety of development options. With a combined 870 feet of prime frontage, the land boasts exceptional visibility and accessibility, enhancing its value and potential. All essential site services are conveniently located at the property line, ensuring a seamless development process. Proximity to renowned destinations like Banff National Park, multiple ski resorts, golf courses, and the Canmore Nordic Centre adds to its allure, making it a highly desirable investment. This is the largest privately owned parcel currently available in Canmore, presenting a rare chance to develop in one of Canada's most sought-after mountain communities. Whether for residential, commercial, or mixed-use projects, this land promises exceptional returns in a thriving, affluent market. Contact listing agent to explore this extraordinary opportunity and make your mark in Canmore's dynamic landscape.