

# \$3,249,000 - 905 Bridge Road, Canmore

MLS® #A2250489

**\$3,249,000**

5 Bedroom, 4.00 Bathroom, 2,425 sqft

Residential on 0.28 Acres

South Canmore, Canmore, Alberta

Prime South Canmore Redevelopment Site  
â€” Two R2 Lots with Multi-Family Potential

A rare opportunity to acquire one of South Canmoreâ€™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 siteâ€™s remarkable potentialâ€”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 livingâ€”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.

Built in 1991

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2250489       |
| Price          | \$3,249,000    |
| 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 Counters, Kitchen Island, Open Floorplan |
| Appliances        | Built-In Gas Range, Dishwasher, Microwave, Refrigerator,        |

|                 |                        |
|-----------------|------------------------|
|                 | Washer/Dryer, Gas Oven |
| Heating         | Natural Gas, Central   |
| 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 | 86                |
| Zoning         | R2                |

## Listing Details

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

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